

TO LET



Sanderson
Weatherall



SELF-CONTAINED RETAIL WAREHOUSE

**Unit 1 Haughton Road Retail Park
Darlington DL1 2BJ**



Key Points

- **Self-Contained Retail Warehouse**
- **GIA: 25,623 sq ft (2,380.45 sq m)**
- **Subject to Contract**

Location

Haughton Road is a principal arterial route from the north east into the town centre, linking directly to the A1150 and A66 Ring Roads approximately 1 mile (1.6 km) north east of the property, providing excellent access. The town has excellent transport links with the A1(M) just 3 miles to the west, accessible via Junctions 57 and 58 and the A66(T) to the south linking to the A1(M) and the A19 to the east. Darlington, located in County Durham, is about 21 miles (34 km) south of Durham, 35 miles (56 km) south of Newcastle and 15 miles (24 km) south west of Middlesbrough. Darlington is on the East Coast Main Line offering regular rail services to London Kings Cross (2 hours 30 mins), Newcastle (30 mins), and York (25 mins). Teesside Airport, 6 miles to the east, provides both domestic and international flights.

Description

The property comprises a self-contained retail warehouse of steel portal frame construction with brick/blockwork walls and profile steel cladding above. It is prominently situated on Haughton Road, approximately 1 mile north east of Darlington Town Centre, providing excellent visibility for passing trade – with large site advertising totem in situ. The property benefits from a 6.59m eaves height and a large rear service yard, which is easily accessible and offers any suitable tenant the scope to expand further, subject to obtaining the necessary planning permissions. The property sits adjacent to Company Shop and has approximately 146 existing car parking spaces available on site.





In the past five years, Darlington has attracted over £500 million in public and private sector investments, marking a transformative period of significant growth. Haughton Road Retail Park benefits from its strategic location amidst a diverse mix of residential, retail, commercial and industrial developments, presenting promising opportunities for a wide range of occupiers.

Accommodation

We understand that the property has an approximate Gross Internal Area as follows:

Description	sq m	sq ft
Ground Floor Sales Area	2,256.15	24,285
First Floor Office	124.30	1,338
Total	2,380.45	25,623

Energy Performance Certificate

The property currently has an Energy Asset Rating of Band C (67). A full copy of the EPC can be obtained via the link provided below:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2680-3086-0203-0100-6905>

Use/Planning

We understand that the property has consent for E Use Class under the Town & Country Planning Use Classes Order as amended 1 September 2020.

Alternative uses may be considered subject to obtaining the necessary planning consent from the Local Authority, Darlington Borough Council.



Asking Rent

Rent available upon application.

Insurance

The Landlord is responsible for insuring the building and recovering the premium from the Tenant upon demand. Insurance premium to be confirmed.

The Tenant will be responsible for obtaining their own contents insurance.

Business Rates

With effect from the 1 April 2023 we understand that the property is assessed for rating purposes as follows:

Rateable Value:	£169,000
Rates Payable:	£92,274 (Estimated)

The National Non-Domestic Rating Multiplier is set at 54.6 pence in the pound for rateable values above £51,000 and 49.9 pence in the pound for rateable values below £51,000 for the rates year 2024/25.

The subject property may be subject to transitional phasing and as such, multiplying the Rateable Value by the National Non-Domestic Rating Multiplier may not give a true representation of the rates payable. Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority, Darlington Borough Council.

Services

We understand that the property benefits from all mains service connections, however, any interested party is advised to make their own investigations with regard to this matter.

Anti Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful party.

VAT

All rents quoted are deemed exclusive of VAT where chargeable.

Legal Costs

Each party are responsible for their own legal costs incurred throughout any transaction.



Further Information

Strictly by prior appointment with the agents:

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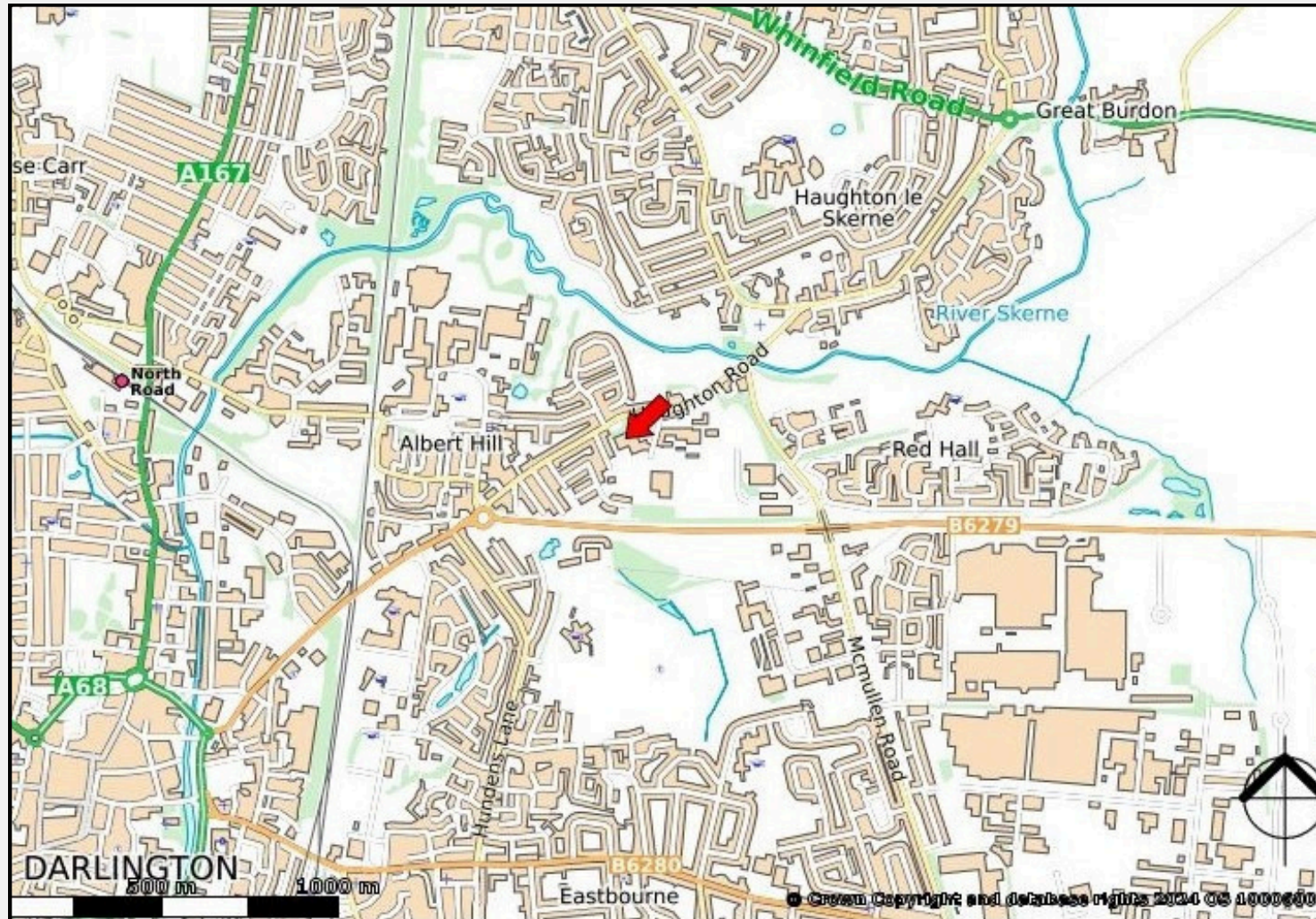
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