

TO LET- STORAGE COMPOUNDS AND OFFICES

Haughton Road Darlington DL1 2ED

Compounds from .7 to 2 acres (3.2 acres total)

Office building GIA 9903 sq.ft – will split into smaller suites if desired.

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SITUATION/LOCATION

The site (formerly Amec) is located between Haughton Road (B6279) and the Eastern Transport Corridor relief Road providing good access and links to the A66 and A19(T) and A1(M). Darlington town centre is approximately 1.5 miles distant.

DESCRIPTION

Compounds:-

Located within an extensive working site occupied by our client and a tenant (Wood Power), the compound areas will be secured by steel post fencing and provide electricity and water. The whole site extends to some 18.9 acres and has remote access gates North and South via security code and has secure perimeter fencing and remotely monitored CCTV

Access will be via the south entrance located off McMullen Road/Red Barnes Way via secure coded gates.

Offices:-

A two storey detached main office building with main reception area various office rooms and kitchen/w.c facilities arranged on two floors. They incorporate fitted carpets, heating, suspended ceilings with integrated lighting and air conditioning. There is good on site car parking available.

COMPOUND RENTS

Rental area A .7 acre £15,000 pa exclusive

Rental area B .8 acre £17,500 pa exclusive

Rental area C 2.0 acres £35,000 pa exclusive
(The client will split this site into two one acre plots if required - Rent £20,000 per annum per acre)

OFFICES

Rent £5 psft exclusive on standard full repairing and insuring terms.

Flexible options may be available depending upon requirements. Please discuss with agents.

LEASE TERMS

New leases are available for an initial term up to 5 years (excluded from the renewal provisions of the Landlord and Tenant Act 1954)

Tenants will be responsible for the landlord's reasonable legal costs plus vat

RATEABLE VALUE

Rateable Values to be assessed. Currently part of assessment of the whole site.

VAT

Vat is payable on rents

VIEWING

Strictly by appointment only through sole agents. Do not make any direct approach to tenant on site.

ENERGY PERFORMANCE ASSET RATING

Office building – D 88 valid until January 6 2031



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