

TO LET - £12,000pa plus VAT

**Unit 2, Henson Road, Yarm Road Business
Park, Darlington, DL1 4QD**

Versatile Light Industrial Unit - 2,171sq.ft.

CARVER

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SITUATION/LOCATION

Henson Road lies adjacent to Allington Way and forms part of Yarm Road Business Park, Darlington's premier trading estate. Occupiers in the vicinity include Amazon's Regional Fulfilment Centre, Northgate PLC, EE and Nobia UK amongst a diverse variety of established local businesses. Yarm Road Business Park lies approximately 2 miles east of Darlington town centre and provides swift access to the A66 in turn linking with the A1(M) at Blands Corner. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham. Teesside International Airport lies approximately 4 miles East.

DESCRIPTION

Light industrial unit forming part of a parade of similar units each of steel frame construction held under dual pitched roofs with corrugated sheet cladding to elevations.

The unit is served with a roller shutter access door, three phase power supply and wc/ ancillary facilities.

There is marked car parking.

TENURE

Leasehold

LEASE TERMS

A new lease is available drawn on standard full repairing and insuring terms for a term of years to be agreed.

SERVICE CHARGE

To be confirmed

ACCOMMODATION

Unit 2:

Warehouse	184.77sq.m.	1,988sq.ft.
Office/ Ancillary	17sq.m.	183sq.ft.
Gross Internal Area	201.77sq.m.	2,171sq.ft.

Max eaves approx. 4m

Max ridge approx. 9m

APPLICATION FEE

Where the undertaking of references is carried out by the Agent an application fee is payable by the applicant for the lease. Please ask agent for further information.

COSTS

Each party shall be responsible for their own legal costs incurred within this transaction.

RATEABLE VALUE

To be reassessed.

VAT

VAT is applicable to the rent

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

Unit 2 – D-77

18 St Cuthberts Way
Darlington,
County Durham
DL1 1GB
Telephone: 01325 466945

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