

TO LET- £25,000 per annum, exclusive

Red Barnes Way, Darlington, Co Durham, DL1 2ED

Secure Compound with Power and Water – 1.05 Acres

CARVER

COMMERCIAL

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SITUATION/LOCATION

The compound is accessed via double gates from Red Barnes Way (adjacent to Varley Foods). Red Barnes Way lies adjacent to Houghton Road (B6279) approximately 1.5 miles east of Darlington town centre. Houghton Road is an arterial route through the town linking with the A66 and A1(M) within a short driving distance. Occupiers in the vicinity include Molson Equipment, Jet Aire, DHL and Company Shop amongst a diverse variety of other trade related occupiers. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough, 20 miles south of Durham and 30 miles south of Newcastle.

DESCRIPTION

Secure compound surfaced with a combination of hard standing and compacted ground with double gated access from Red Barnes Way.

We understand that the compound has power and water.

There is a CCTV system.

Total Site Area Approx. 4,268sq.m. (1.05 Acres)

The compound is available from 1st July 2024.

TENURE/ LEASE TERMS

Leasehold. The property is available by way of a new lease drawn on standard full repairing and insuring terms for a term of years to be agreed.

The lease shall be excluded from the renewal and compensation provision of the Landlord and Tenant Act 1954.

RATEABLE VALUE

To be confirmed

VAT

VAT is applicable to the rent

VIEWING

Strictly by appointment only through the Agents.

COSTS

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

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.



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