



TO LET

Industrial / Warehouse Unit

Unit 6 Stoneburn Estate, Banks Road, Darlington DL1 1AT

- **GIA 290 m² (3,129 sq ft)**
- Steel Portal Frame Construction
- Office/ Welfare Facilities
- Secure Gated Site
- 7 Metre Eaves
- Private Secure Compound
- 2 x Roller Shutter Doors

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LOCATION

Banks Road is located approximately 1.25 miles east of Darlington Town Centre in an established area associated with light industrial uses. It is accessed from McMullen Road which lies adjacent to the Lingfield and Yarm Road Industrial Estates. The A66 Trunk Road is approximately half a mile to the east giving access to the A19 and A1(M) beyond.

DESCRIPTION

The premises comprise of a single storey warehouse/workshop unit of steel frame construction, with profile plastic coated metal sheeting to an eave's height of approximately 7 metres.

Internally there is a blockwork constructed amenity block.

The whole site is enclosed by a steel palisade fence and has areas of concrete hardstanding providing car parking and loading areas.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C. A copy of the energy performance is available upon application.

SERVICE CHARGE

The annual service Charge is approximately £200 per month plus vat.

ACCOMMODATION

We calculate that the premises provide the following approximate gross internal areas.

Total Gross Internal Area

290 sq m (3,129 sq ft)

TERMS

The property is available To Let by way of a new Full Repairing and Insuring lease for a term of years to be agreed at £15,650 per annum exclusive.

RATEABLE VALUE

We recommend that interested parties contact the Local Rating Authority to confirm the precise rates payable.

VAT

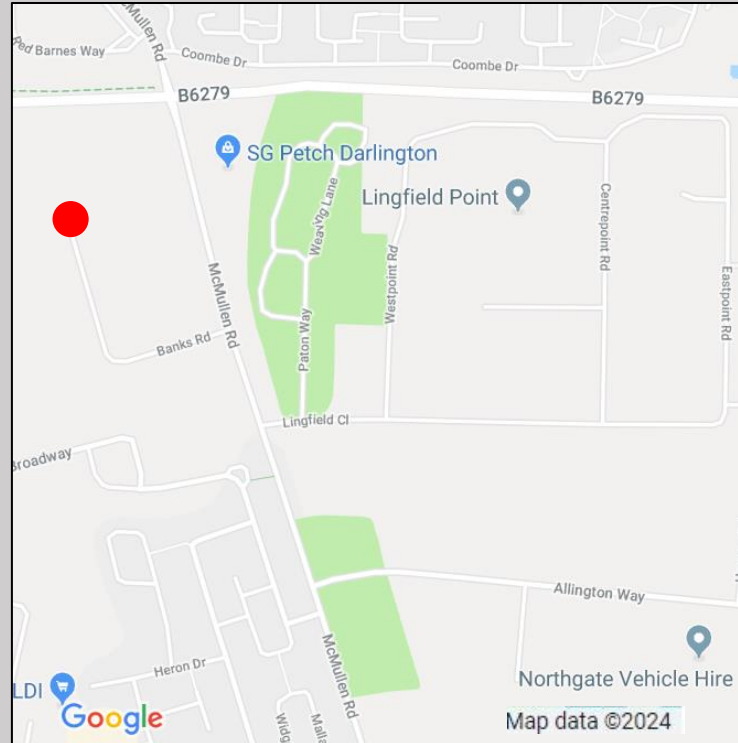
All prices are quoted are deemed exclusive of VAT unless stated otherwise.

VIEWING

Strictly through the agents Connect Property North East:

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