



**TO LET**

# Industrial / Warehouse

Whessoe Road, Darlington, DL3 0RG  
Approximately 131,377 sq ft (May Split)

CONNECT NORTH EAST  
PROPERTY  
01642 602001

## LOCATION

Darlington is a large and busy market town in County Durham, located approximately 16 miles west of Middlesbrough and 37 miles south of Newcastle upon-Tyne.

The town benefits from excellent road communications, being situated 3 miles east of the A1(M), connecting the town to York and Leeds to the south and Sunderland and Newcastle to the north. The town is served by 3 junctions on the A1(M), providing access to the town centre via the A66(M) at Junction 57, the A68(M) at Junction 58 and A167 at Junction 59.

## ACCOMMODATION

The units have the following approximate gross internal floor areas:

Description	sq m	sq ft
Bay 1	2,131	22,943
Bay 2	4,724	50,859
Bay 3	4,724	50,859
Offices	623	6,716
<b>Total</b>	<b>12,202</b>	<b>131,377</b>



## ENERGY PERFORMANCE CERTIFICATE

The EPC's rating is C(67)

## TERMS

The building is available on a new FRI lease, in either the whole or part. Further information is available upon application.

## RATING ASSESSMENT

Further information is available upon application.

## VIEWING

Strictly through the joint agents Connect Property North East:

**Jonathan Simpson** ddl: 01642 602001

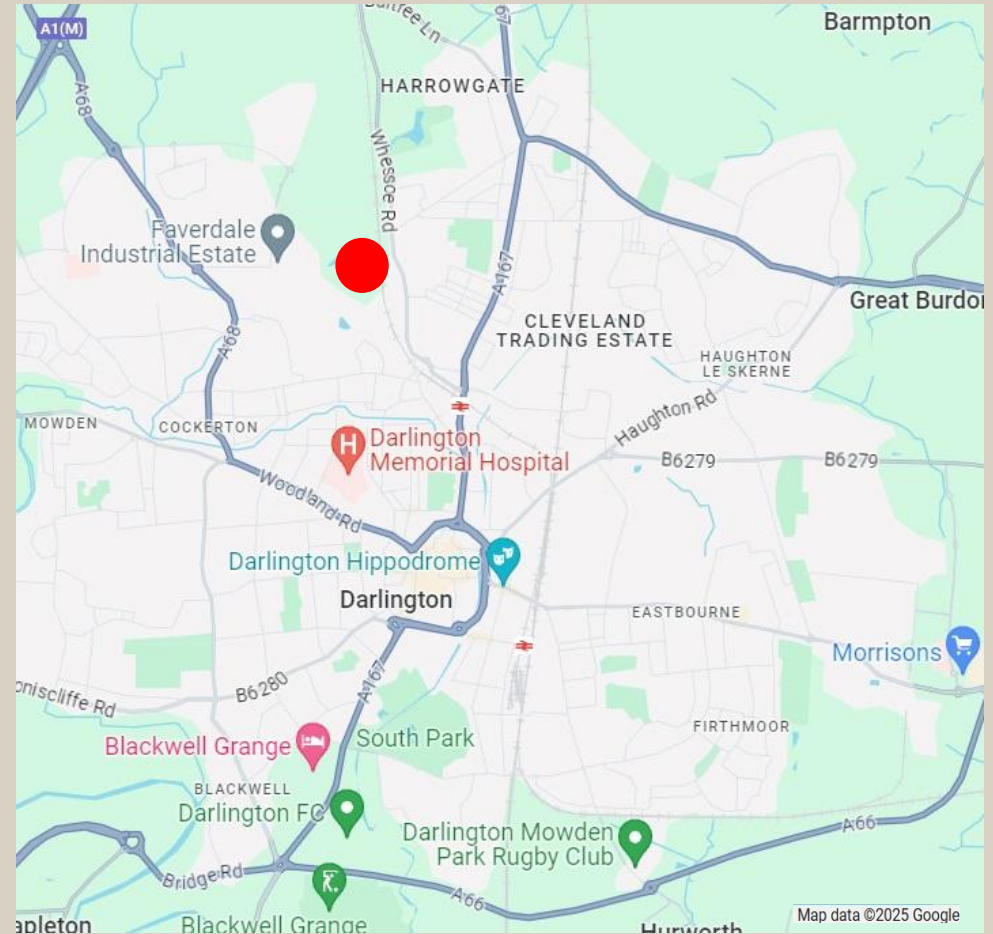
Email: [jonathan@cpne.co.uk](mailto:jonathan@cpne.co.uk)

## DESCRIPTION

The buildings is a steel and brick built industrial unit:

- Offices
- WC Facilities
- Approximate 13M Eaves Height
- Capable of Sub-division
- Large Vehicle Access Doors
- Secure Site
- Large Yard
- 2 x 7.5 Cranes
- 1 x 6T Crane





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