

**TO LET**

## INDUSTRIAL / WAREHOUSE UNIT

Building 32A Lingfield Point, Darlington, Co Durham DL1 1RW

- Award Winning Business Park
- 24 Hour Security and Patrol
- Vehicle Recognition and CCTV
- Accessible to the A66 and A1(M)
- **Approx. 1,012 sq m (10,900 Sq ft)**

**Contact:** Jonathan Simpson  
**Email:** [jonathan@cpne.co.uk](mailto:jonathan@cpne.co.uk)  
**Tel:** 01642 704931

**Connect Property North East**  
4 Halegrove Court  
Cynet Drive  
Preston  
Stockton on Tees  
TS18 3TS

## LOCATION

The property is located on Lingfield Point, and can be accessed directly via Darlington's Eastern Transport Corridor (B6279) which provides good communication links to both Yarm Road Business Park and Darlington Town Centre.

Occupiers on the estate include Magnet, JLM Foods and Capita.

## DESCRIPTION

The building comprises of a warehouse/ production facility that includes the following specification:

- 7 Metre Eaves
- Roller shutter access door.
- Dedicated personnel entrance area.
- 24 hour on-site security.
- Fully Fenced/ Gated site.
- Onsite car parking/ external storage potential.

## ACCOMMODATION

The property has the following approximate Gross Internal Areas:

Workshop                      1,012 sq m (10,900 sq ft)

## VAT

All prices quoted are deemed to be exclusive of VAT.

## EPC

N/A

## INSURANCE (Per Annum)

£2,097.39pa

## BUSINESS RATES

The property currently has a rateable value of £9,800. Subject to status the incoming tenant will qualify for small business rates relief. We recommend that interested parties contact Darlington Borough Council for further information.

## VIEWING

Strictly through the agents  
Connect Property North East:

Jonathan Simpson ddl: 01642 704931

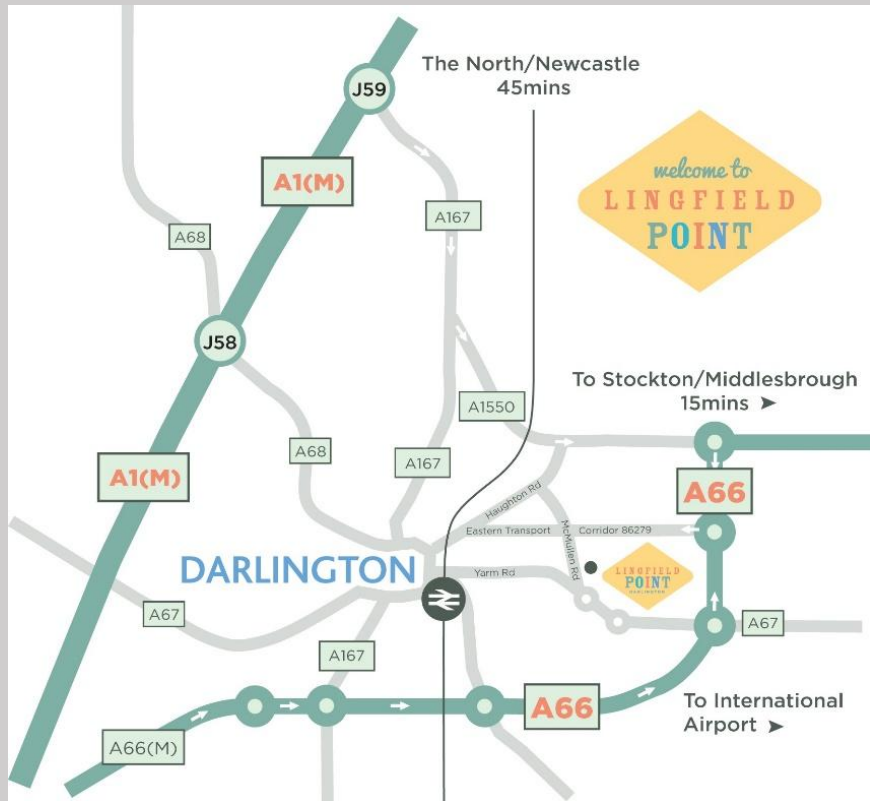
Email: [jonathan@cpne.co.uk](mailto:jonathan@cpne.co.uk)

## TERMS

The property is available to let on a new full repairing lease at an asking rent of £38,150 per annum exclusive.

## SERVICE CHARGE

An estate service charge will be levied in connection with the common parts. Further information is available upon application. This is currently £11,222.53 per annum.



**IMPORTANT NOTICE:** whilst every reasonable effort has been made by Connect Property North East to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Connect Property North East nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Connect Property North East or the seller / lessor. (ii) Any photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer / lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise. Connect Property North East Ltd Registered Company Number 9404628

**CONNECT** NORTH EAST  
**PROPERTY**  
[www.cpne.co.uk](http://www.cpne.co.uk)