



To Let

Industrial / Storage Land

Valley Street, Darlington DL1 1TJ

- Approximately 0.40HA (1.00 Acre)
- Established Commercial Location
- Secure Site
- Close to Darlington Town Centre
- Concrete and Hardstanding

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LOCATION

The premises are located close to Darlington Town Centre in a recognised commercial location and within walking distance of the town's central amenities. Surrounding uses include offices car showroom, builders merchants, gyms and trade counters.

The site is accessed directly off Valley Street.

DESCRIPTION

The property comprises of a relatively regular shaped site surfaced with a combination of concrete and hardstanding,

Externally the site is fenced and gated. Access to the site is directly from Valley Street.

NGN propose to retain the building on site and small compound, with a right of access to be agreed upon sale. A proposed plan is available upon application.

ACCOMMODATION

The total site area is approximately 0.40 Hectares (1 Acre)

TERMS

The site is available to let at an asking rent of £32,500. Further information is available upon application.

ENERGY PERFORMANCE CERTIFICATE

N/A

BUSINESS RATES

The business rates will be established upon occupation. We recommend that interest parties contact the Local Rating Authority directly to determine the precise rates payable

VAT

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

VIEWING

Strictly through the agents Connect Property North East:

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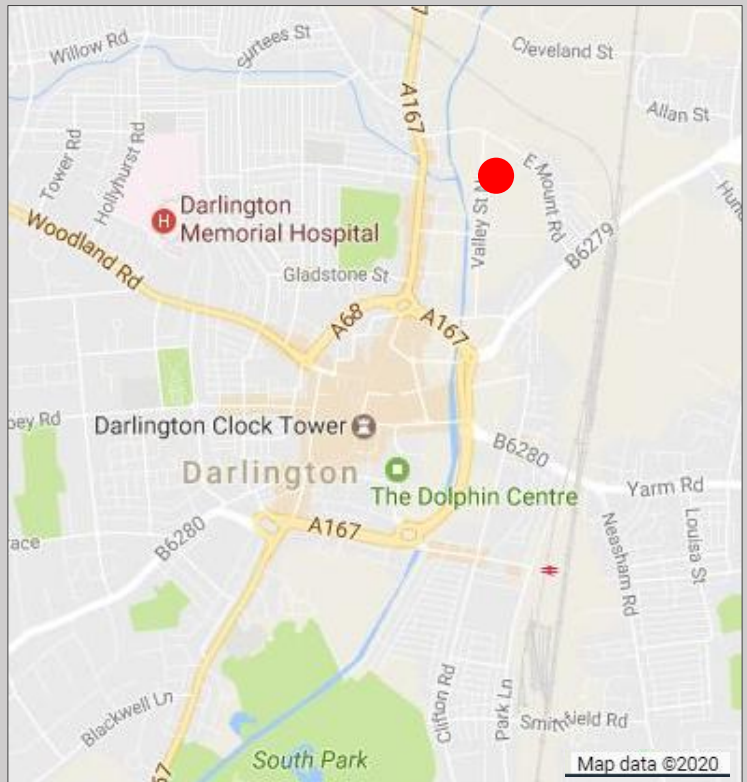
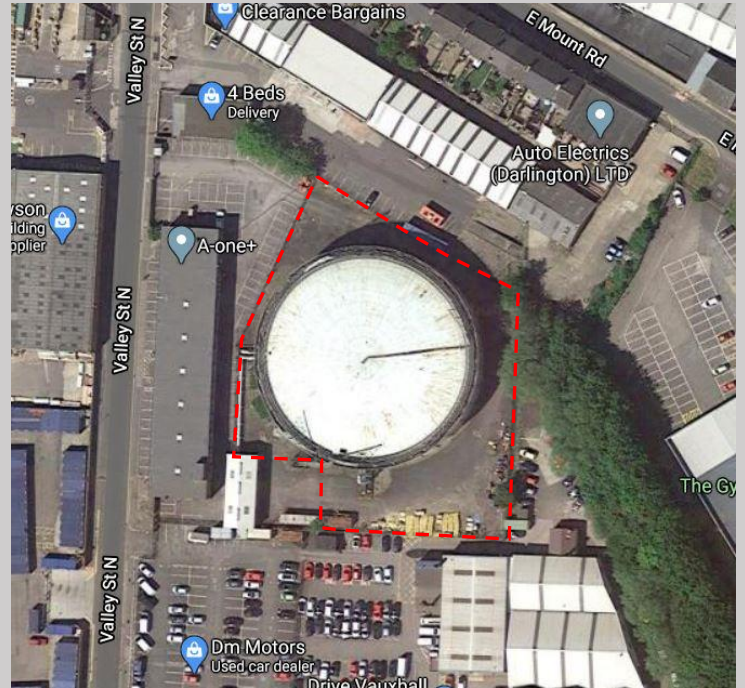
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