



**TO LET**

**Industrial / Trade Units**  
Code Business Park, Darlington DL1 4NZ  
*Units available from 222.68 sqm (2,397 sq ft)*

**CONNECT** NORTH EAST  
**PROPERTY**  
01642 602001

## LOCATION

Code Business Estate is situated on Henson Road, within one of Darlington's established industrial and commercial areas, approximately 1.5 miles east of Darlington town centre. The estate benefits from excellent transport links, with easy access to the A66 (providing direct connections to the A1(M) to the west and Teesside to the east).

The surrounding area is home to a range of industrial, trade counter, and distribution occupiers, making it an attractive location for businesses seeking well-connected and practical premises. Nearby occupiers include Howdens Joinery, Travis Perkins, and other regional and national trade operators.

Darlington's railway station and town centre amenities are within a short drive, and Teesside International Airport is located approximately 7 miles to the east.

## DESCRIPTION

The property comprises a modern steel portal frame industrial unit with a pitched roof clad in metal profile sheeting. Internally, the space offers a generous open-plan warehouse area, supported by well-appointed office accommodation and WC facilities.

The unit is equipped with electric roller shutters for convenient and secure access.

Additional security features include 24-hour monitored CCTV surveillance and gated entry points, always ensuring a safe and controlled environment.

## ENERGY PERFORMANCE CERTIFICATE

Unit 5 – C  
Unit 6 - B

## SPECIFICATION

- Electric Roller Shutters
- Solid Concrete Floor
- LED drop down lighting
- Translucent roof inserts for natural light
- 3 Phase electric

## ACCOMMODATION

We calculate the following approximate gross internal areas:

Unit 5 Code Business Park		
Description	Sq m	Sq ft
GF Warehouse/ Office	205.54	2,212
Mezzanine	68.07	733
<b>TOTAL</b>	<b>274.61</b>	<b>2,956</b>

Unit 6 Code Business Park		
Description	Sq m	Sq ft
GF Warehouse/ Office	131.48	1,415
Mezzanine	91.20	982
<b>TOTAL</b>	<b>222.68</b>	<b>2,397</b>

## LEASE TERMS

These units are available to let on a full repairing and insuring lease;

- Unit 5 £15,500 per annum
- Unit 6 £12,500 per annum

## BUSINESS RATES

The rateables value as at 1 April 2026 is as follows;

- unit 5 - £13,000
- unit 6 - £13,500

Interested parties should contact the Local Authority to establish the precise rates payable.

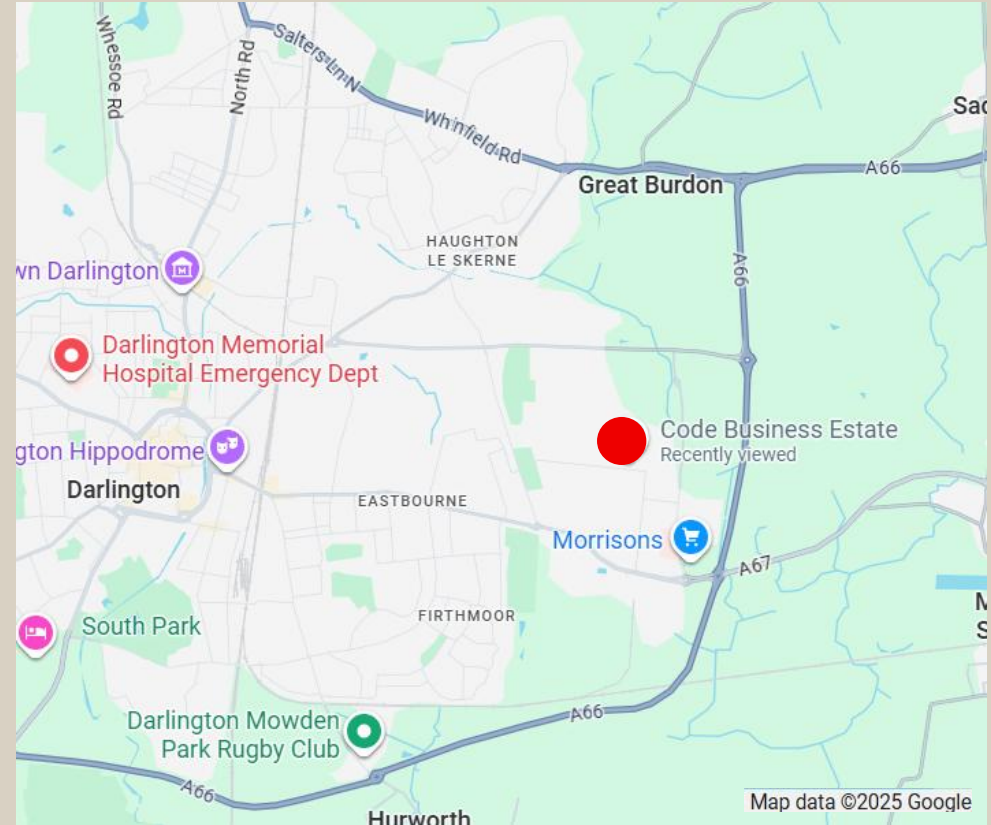
## VIEWING

Strictly through the joint agents:

**Connect Property NE: Jonathan Simpson**  
**ddl: 01642 704931**  
**Email: [jonathan@cpne.co.uk](mailto:jonathan@cpne.co.uk)**

Or Bradley Hall (0)1642 265300





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