



**TO LET**

**High Bay Industrial/ Warehouse Unit**  
**Dodsworth Street, Darlington DL1 2NG**  
Approximately 2,787 sq m (30,000 sq ft) - 5,939 sq m ( 63,933 sq ft)

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

**LOCATION**

The property is located on Albert Hill Industrial Estate, providing good links to Darlington Town Centre and the A66.

**DESCRIPTION**

The property comprises of a substantial industrial/ workshop facility, incorporating the following specification:

- Secure Large Concrete Yard
- 3 Workshop Bays ( Incorporating - 2x12, 5T Cranes, 3x10T Cranes, 1x4T Crane, 2x5T Crane)
- 10 Metre Eaves
- Substantial Loading Doors
- 2 Storey Cabin Offices/ Canteen/ WC
- Available Fully Racked out if required (details available upon application)

**ACCOMODATION**

The building has the following approximate gross internal floor areas:

| DESCRIPTION   | SQ M  | SQ FT  |
|---------------|-------|--------|
| Main Workshop | 5,939 | 63,933 |

Space is available from 30,000 sq ft

**RATING ASSESSMENT**

Further information is available upon application.

**ENERGY PERFORMANCE CERTIFICATE**

The EPC rating is C. A copy is available upon request.

**TERMS**

The property is available “To Let” by way of a new full repairing and insuring lease on terms to be agreed.

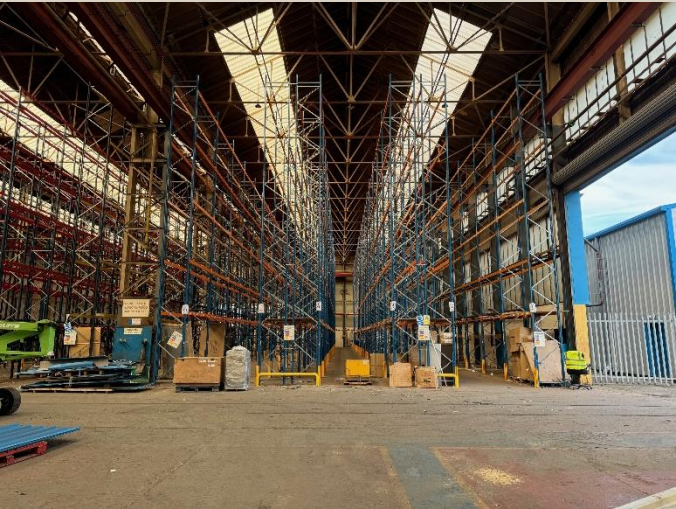
Further information is available upon application.

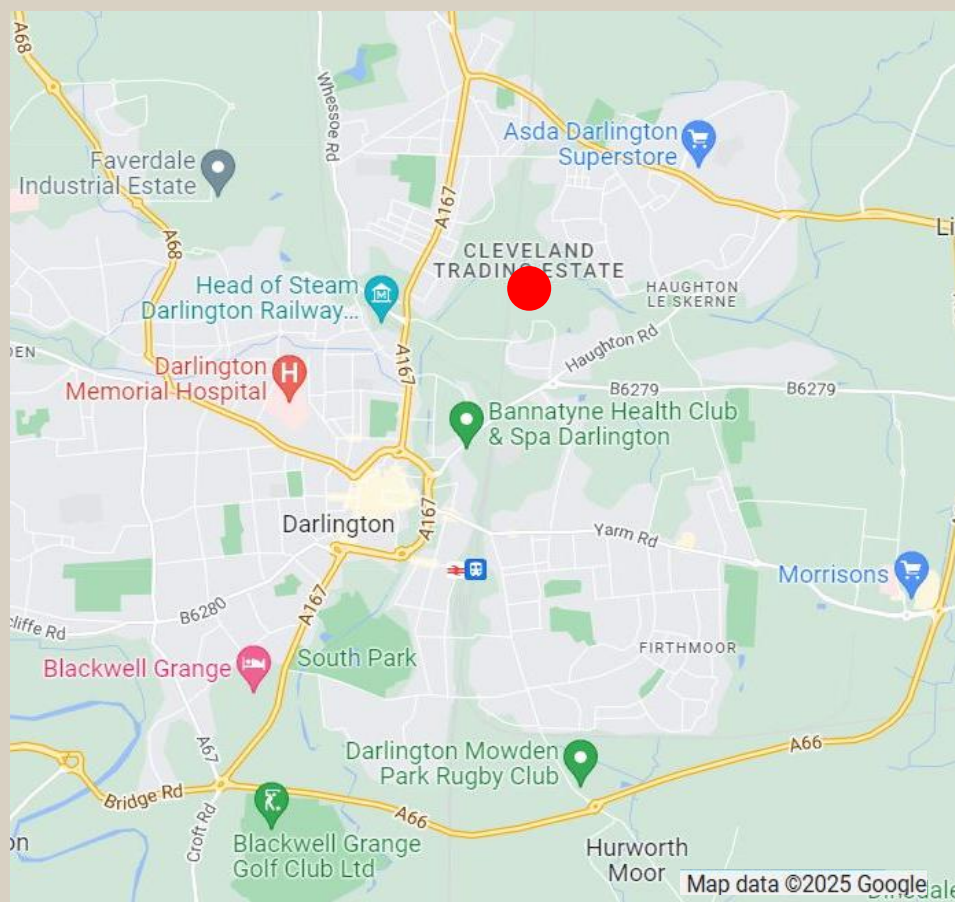
**VIEWING**

Strictly through the sole agents Connect Property North East:

**Jonathan Simpson** **ddl:** 01642 602001

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





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