



TO LET

Industrial Premises

Cleveland Trading Estate, Darlington DL1 2PB

- Established Commercial Area
- Good Access to A66 and A1(M)
- Ancillary Office Accommodation
- Onsite Parking
- Fenced and Gated Estate
- Shared Loading Area
- Units available from 114.18 sq m (1,228 sq ft)

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Connect Property North East

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LOCATION

Cleveland Trading Estate is located off Cleveland Street which in turn leads onto North Road (A167). The estate is located approximately ¾ of a mile north of Darlington Town Centre and provides good access via the A167 to Junction 59 of the A1(M) approximately 3 miles to the north.

DESCRIPTION

The premises comprise a unit of steel framed construction with brick and block work walls to lower elevations and profile cladding to upper elevations under a dual pitched roof. The unit has loading door access, offices, male/female WC's and an effective eaves height of approximately 6 metres

ACCOMMODATION

From our measured inspection we calculate that the premises provide the following approximate Gross Internal Areas:

	Sq m	Sq ft	Rent pa (plus VAT)
Unit 1	114.64	1,234	£12,957
Unit 7	114.18	1,228	£12,894
Unit 9 & 10	461.24	4,965	£52,133

SERVICE CHARGE

There is an estate and building service charge levied in connection with the maintenance and management of property and estate.

BUSINESS RATES

The properties have the following rateable values:

Unit 1 - £7,000

Unit 7 - £5,500

Units 9 and 10 - £15,750

We recommend that interested parties contact the Local Rating Authority to determine the precise rates payable.

ENERGY PERFORMANCE CERTIFICATE

Unit 1 - B

Unit 7 -D

Units 9 and 10 – C

A copy of the EPC is available upon application.

VIEWING

Strictly through the agents Connect Property North East:

Jonathan Simpson ddl: 01642 704931



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