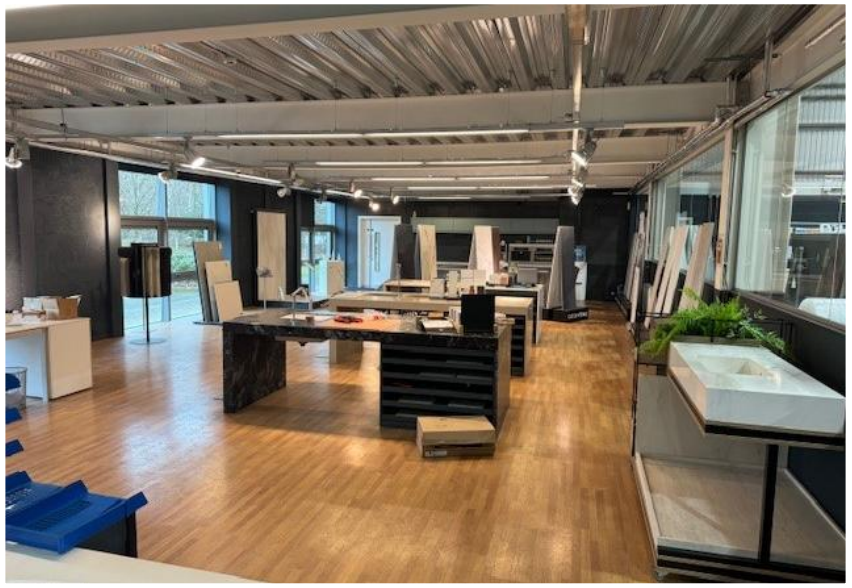


TO LET





Modern Industrial Warehouse

Unit 2 Roundhouse Road, Faverdale East, Darlington DL3 0UR

Approx 2.778.41 sq m(29,906sq ft)

CONNECT NORTH EAST PROPERTY

01642 602001

LOCATION

The properties comprise of a detached modern warehouse/industrial unit located on Faverdale East Business Park.

The estate benefits from excellent communication links being close to J58 of the A1 (M) which is accessed via the A68, which also provides access to Darlington town centre.

The estate is situated in close proximity, to both the Argos and Aldi distribution centres, which together total over 1M sq. ft.

DESCRIPTION

Faverdale East Business Park is a development of 4 high quality warehouse/production units, built in 2006, the other occupiers include: PRD Transport, ZyroFisher and Aldi.

- Detached steel portal frame unit with profile metal insulated clad elevations and roof (with 10% translucent panels)
- Clear eaves height to haunch of 7.1m rising to 9.5m at apex
- 3 level access up and over electrical loading doors
- Painted concrete floor in warehouse
- High bay LED lighting
- Open plan offices over two floors including associated facilities
- Large self-contained yard
- Approximately 30 car parking spaces
- 2x 5T Cranes

ACCOMMODATION

The property has the following approximate gross internal areas:

Warehouse	2,377.24 sq m	25,158 sq ft
Ground Floor Offices	267.05 sq m	2,874 sq ft
First Floor Offices	174.12 sq m	1,874 sq ft
Total GIA	2,778.41 sq m	29,906 sq ft





LEASE TERMS

The property is available to let. Further information is available upon application.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C.
A copy of the EPC is available upon application.

BUSINESS RATES

The property has a rateable value of £161,000 (April 2026)
We recommend that interested parties contact Darlington Borough Council to determine the exact rates payable.

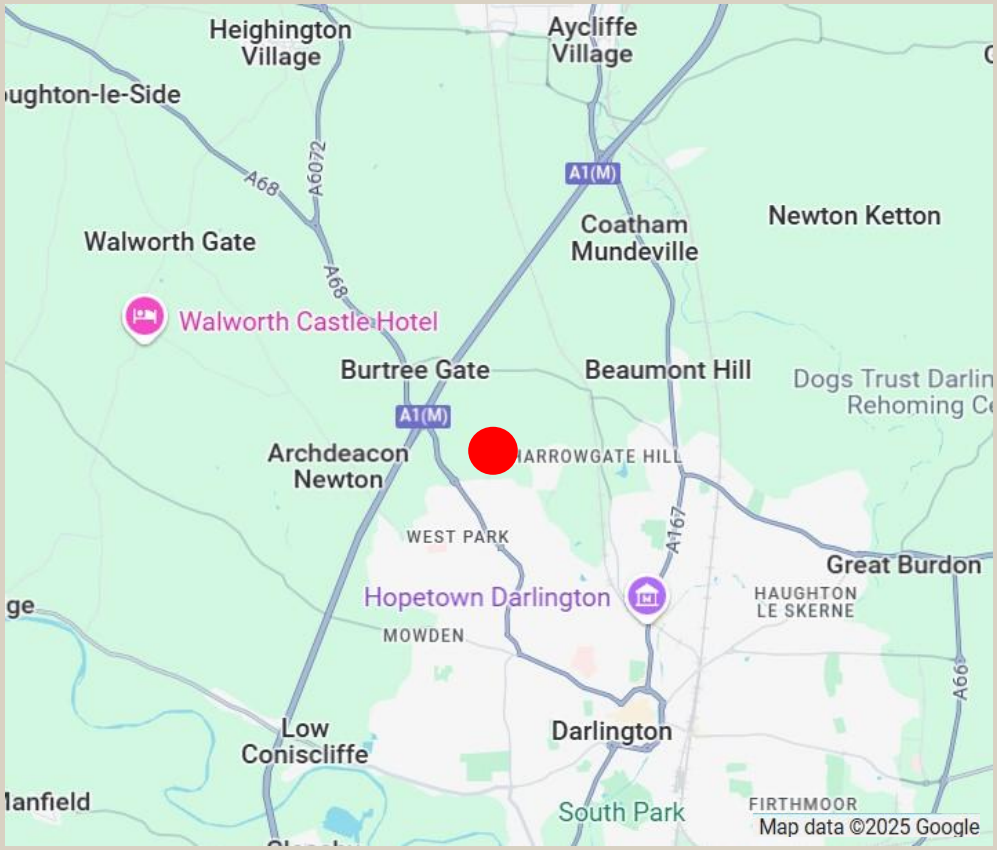
VIEWING

Strictly through the sole agent:

Connect Property NE:
Jonathan Simpson
ddl: 01642 704931
Email: jonathan@cpne.co.uk







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