

TO LET

Industrial / Warehouse Unit

16 Allington Way, Yarm Road Industrial Estate, Darlington DL1 4QB

- Secure Gated yard
- Large Compound
- Offices
- Roller Shutter Loading Access
- **Approximately 647.98 sq m (6,975 sq ft)**

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Connect Property North East

First Floor
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LOCATION
The property is located prominently on Allington Way on Yarm Road, Industrial Estate, Darlington. Nearby occupiers include, Magnet, Northgate Van Hire, Cummins and EE.

DESCRIPTION
The property comprises of a detached industrial/ warehouse unit fenced and gated within a secure compound.

The buildings incorporate the following specification:

- Roller Shutter Access doors
- Secure Gated Yard
- Offices with WC's

ACCOMMODATION
The property has the following approximates Gross Internal Areas:

Description	SQ M	SQ FT
15A Warehouse and offices	647.98	6,975

TERMS
The property is available to let on a new FRI lease at £30,000 per annum exclusive. Further information is available upon application.

ENERGY PERFORMANCE CERTIFICATE
A copy of the EPC is available upon application.

BUSINESS RATES
Verbal enquiries with the Local Authority indicate to property has the following rateable values:
Building 16 - £14,250

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

VIEWING
Strictly through the agents Connect Property North East:

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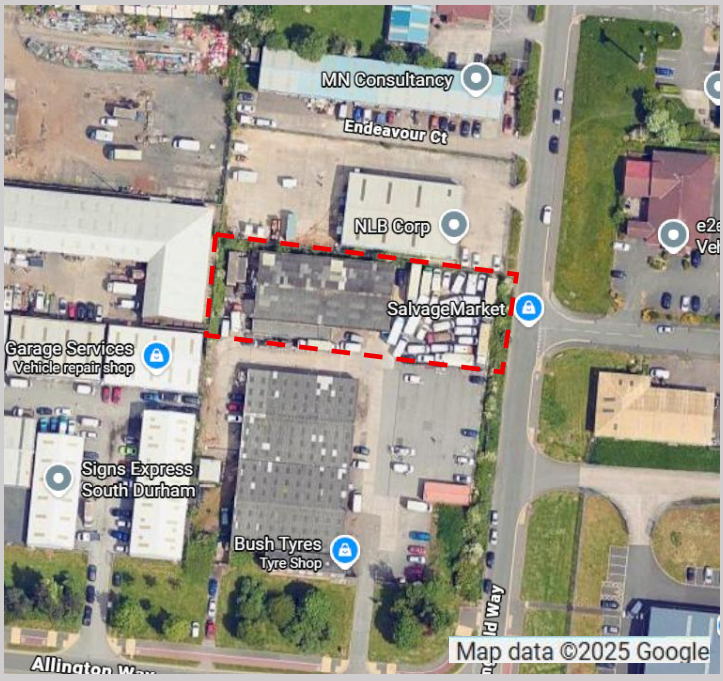

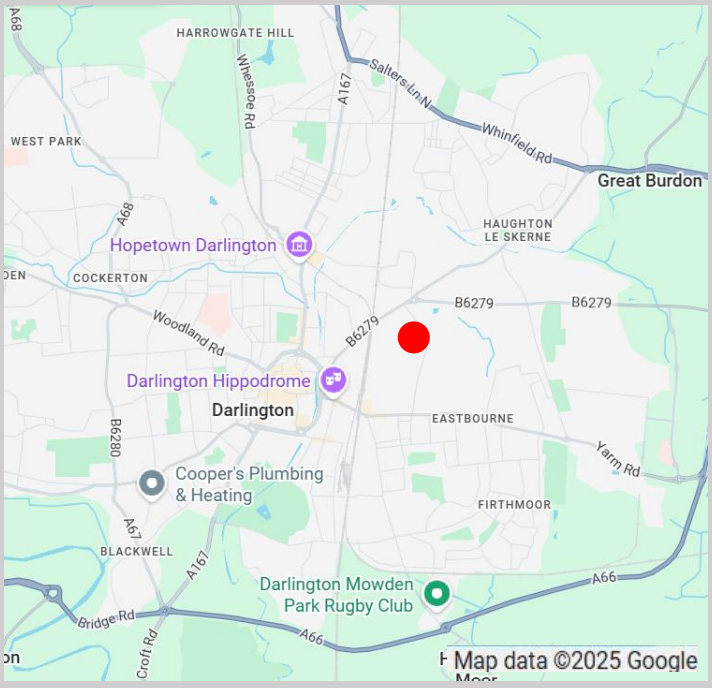

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