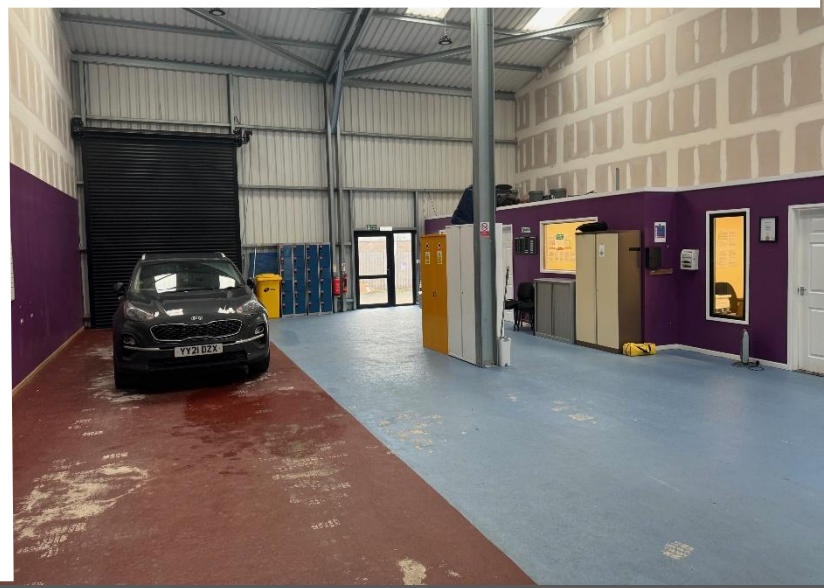






TO LET Brand New Industrial / Warehouse Unit

Unit 3 Wards Court, Faverdale Industrial Estate, Darlington DL3 0FX

Approximately 183.35 sq m (1,965 sq ft)

CONNECT NORTH EAST PROPERTY

01642 602001

LOCATION

The site is located on the Faverdale Industrial Estate which is located to the north west outskirts of Darlington town centre.

The estate benefits from excellent communication links being strategically situated just off Junction 58 of the A1(M).

The estate is an established industrial location and is home to occupiers such as Argos, Aldi, Capita Business Services, Cepac and Arriva.

DESCRIPTION

The first phase comprises a development of 26,500 sq ft of Industrial/ warehouse units. Unit 4 incorporates the following specification:

- 2 x Roller Shutter Loading
- 6 Metre Eaves
- Kitchen and WC
- LED Lighting
- Single Storey Offices
- Kitchenette



ACCOMMODATION

Description	Sq m	Sq ft
Warehouse	142	1,520
GF Office	41.35	445
Total	**183.35**	**1,965**

TERMS

The unit is available on a full repairing and insuring lease. At an asking price of £20,000 per annum exclusive. Further information is available upon application.

RATING ASSESSMENT

The property has a rateable value of £14,250 from April 2026. Interested parties should Darlington Borough Council to confirm.

SERVICE CHARGE

There will be a service charge levied in connection with the common parts.

ENERGY PERFORMANCE CERTIFICATE

The energy performance rating is B.





VIEWING

Strictly through the agents Connect Property North East:

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

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