

TO LET

**UNITS H1 & H2
MORTON PARK
DARLINGTON**



**MODERN WAREHOUSE FITTED AS A COLD STORE WITH
FREEZER & CHILLER SECTION
GIA: 7,941 SQ FT (738 SQ M)**

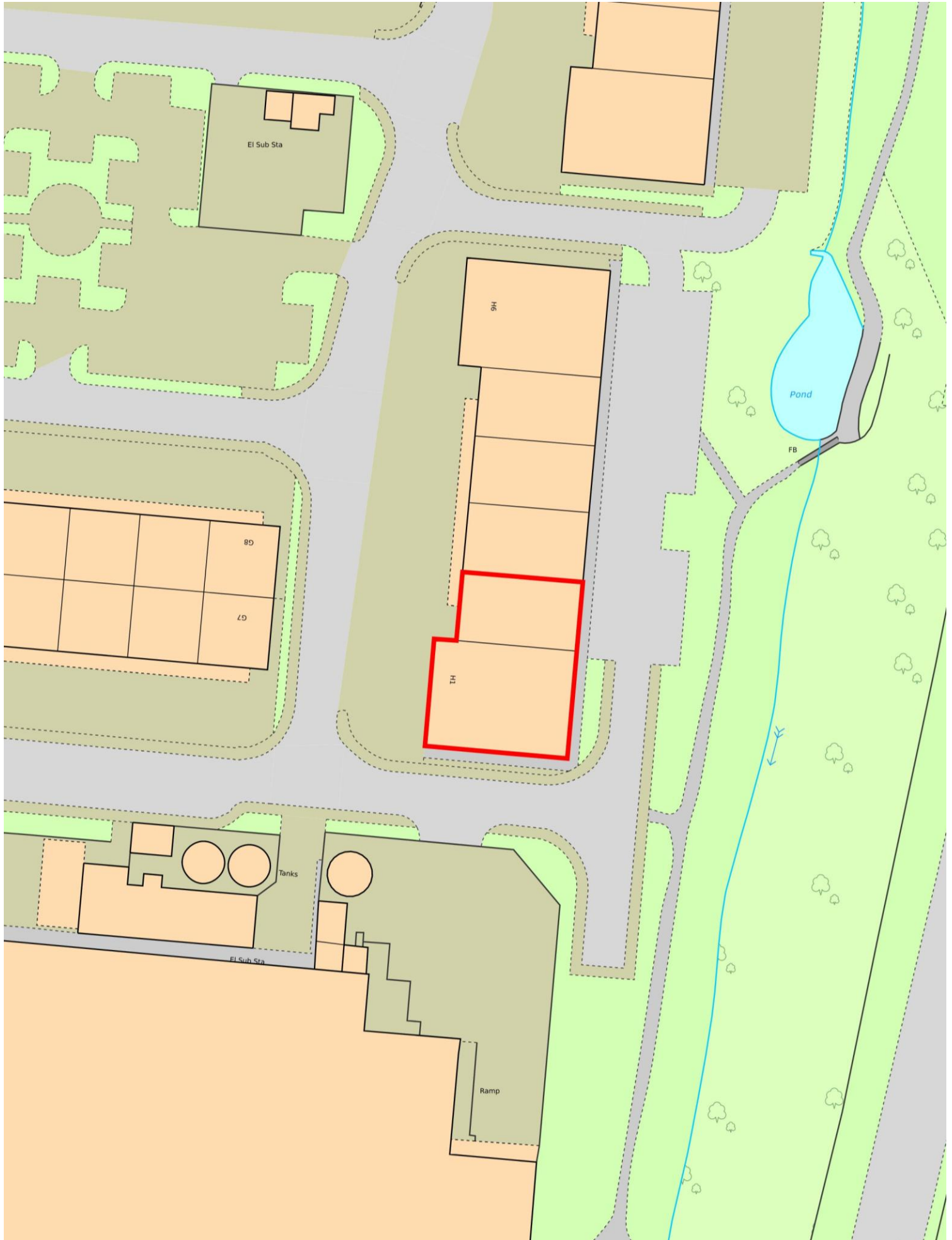
**EXISTING COLD STORE / FOOD DISTRIBUTION WAREHOUSE
AVAILABLE BY WAY OF AN ASSIGNMENT
TWO INTERCONNECTING UNITS
POPULAR INDUSTRIAL LOCATION ADJACENT TO YARM ROAD & WITHIN
CLOSE PROXIMITY OF THE A1
AVAILABLE FOR OCCUPATION JULY 2025**

SAT NAV: DL1 4PJ

Property Particulars

**Geo
Hallam &
Sons**

0115 958 0301
www.geohallam.co.uk



LOCATION

Morton Park Way is a popular location adjacent to the new eastern corridor relief road east of Darlington town centre, adjacent to the A66, but also the A1 to the west, approximately 2 miles from Darlington town centre.

The unit is situated on a popular industrial estate to the rear of B&Q and Morrisons.

DESCRIPTION

The property comprises two adjoining units constructed of a steel portal frame with a combination of brick / brick and metal profile cladding elevations. Access to both units is via electrically operated sectional overhead door.

The left hand unit incorporates two-storey offices with an administrative area on the ground floor, incorporating a kitchen, ladies and gents WC, with a boardroom on the first floor incorporating two additional offices and a kitchen. The offices are centrally heated from a gas fired boiler via radiators and carpeted throughout.

Externally, both units have a substantial surfaced car park / loading area.

There are independent freezer / chiller units in both units providing 160 pallet spaces for frozen food and 8 pallet spaces for chilled food.

ACCOMMODATION

Description	sq m	sq ft
Unit H1		
Warehouse	277	2,981
Ground Floor Offices	149	1,603
First Floor Offices	73	785
Unit H2		
Warehouse	239	2,572
Total	738	7,941

Measurements are quoted on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice. All parties are advised to carry out their own measurements.

TENURE

The property is currently occupied under a lease expiring the 27th July 2026 within the Landlord and Tenant Act.

The Passing Rent is **£36,090 per annum exclusive**.

TERMS OF DISPOSAL

The current Tenant is looking to assign the lease to an operator in the frozen food / chilled business, who if their covenant is acceptable would be able to negotiate a new lease with the current Landlord.

BUSINESS RATES

Unit H1

Local Authority: Huntingdon

Description: Workshop & Premises

Rateable Value: £26,500

Unit H2

Local Authority: Huntingdon

Description: Workshop & Premises

Rateable Value: £15,250

ENERGY PERFORMANCE CERTIFICATE

Unit H1

A new EPC is being obtained.

Unit H2

The property has an EPC Rating of D (84), to expire 18th April 2027.

PLANNING

From enquiries made of the Local Authority we understand that the property has established use for B8 (Storage and Distribution) but the lease also allows Class B1 (Light Industrial).

Interested parties are advised to make their own enquiries of the Local Authority in respect of their proposed use.

VAT

All sums are quoted exclusive of VAT, if applicable.

ANTI-MONEY LAUNDERING (AML)

Any offers accepted will be subject to completing AML checks.

LEGAL COSTS

Each party will be responsible for their own legal costs in the assignment, with the current Tenant being responsible for the Landlords costs.

VIEWING

Strictly by appointment with:

Geo. Hallam & Sons:

Contact: Giles Davis

Email: giles.davis@geohallam.co.uk

Direct Tel: 07702 516 860

Contact: Roger Davis

Email: roger.davis@geohallam.co.uk

Direct Tel: 07860 523 565

May 2025

Geo

Hallam &
Sons

0115 958 0301
www.geohallam.co.uk

Chartered Surveyors

Unit 2, Bowden Drive
Padge Road, Beeston
Nottingham, NG9 2JY

Tel : 0115 958 0301
Fax : 0115 950 3108

Property Particulars

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