

### **AVAILABLE TO LET**

# Cleveland Trading Estate | Unit 12

Unit 12 Cleveland Street, Darlington, UK DL1 2PB



Industrial for rent, 4,958 sq ft, £22,311 per annum

To request a viewing call us on 0800 122 3330

For more information visit https://realla.co/m/38153-cleveland-trading-estate-unit-12-unit-12-cleveland-street

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# Modern industrial estate close to Darlington town centre

The estate consists of 14 industrial units constructed in the early 1980's, constructed of steel portal frames with ground bearing concrete floor slab and brick and block external walls. Vehicular doors to the units are a mixture of roller shutter doors and horizontal sliding concertina doors.

Internally the accommodation is arranged to open plan warehousing or light industrial with office accommodation. The dividing internal walls between units consist of solid blockwork walls with blockwork piers protecting the steel frame.

## **Highlights**

- Ideal Trade Counter use
- · 6m eaves height
- 24hr access

### **Property details**

Rent	£22,311 per annum
Est. S/C	£3,966 per annum
Est. rates payable	£8,064 per annum
Building type	Industrial
Planning class	B8
Secondary classes	B1, B2
Available from	18/12/2018
Size	4,958 Sq ft
Insurance	£348.11
Lease details	The unit is available on a new Internal Repairing and Insuring (IRI) lease for a period to be agreed.
EPC category	С
EPC certificate	Available on request

Unit	Size sq ft	Rent psf	Service charge psf	Rates psf	Total pa	Status	From
Unit 12	4,958	£4.50	£0.80	£1.63	£34,341.40	Available	18/12/2018

#### More information

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#### Contact us

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Quote reference: RENT-38153

Strictly by prior appointment with the agents.

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