### **TO LET- £4.50 per square foot + service charge**

## Units 13 & 14 Cleveland Trading Estate, Darlington, Co. Durham, DL1 2PB

Modern Light Industrial Units - 2,478sq.ft. each (may be combined)







#### SITUATION/LOCATION

The units are situated off Forge Way within Cleveland Trading Estate approximately 2 miles north of Darlington town centre. Cleveland Trading Estate is an established and diverse trading estate incorporating a dense variety of occupiers including Euro Car Parts, Andrew Page, Alliance Automotive and Charter Self Drive among others. The location affords swift access to A167 and A66 trunk road in turn providing access to A1M and surrounding commercial districts. Darlington lies approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

#### **PREMISES**

Modern light industrial units of steel frame construction with block and brick elevations incorporating corrugated metal sheet cladding. The units are open plan with block offices and we incorporating a three phase power supply and vehicular access via roller shutter access door.

#### **TENURE**

Leasehold

#### **LEASE TERMS**

New leases are available drawn on internal repairing and insuring terms for a term of years to be agreed.

#### **SERVICE/ MAINTENANCE CHARGE**

The tenant will contribute to building maintenance and communal upkeep through the service charge.

Service Charge - £0.80psf

# ACCOMMODATION G.I.A. Rent Service Charge Unit 2,478sq.ft. £11,151 £1,982.40 13 Total £13,133.40 Unit 2,478sq.ft. £11,151 £1,982.40 14 Total £13,133.40

Max eaves height Max ridge height

The units may be combined to suit larger requirements

#### **RATEABLE VALUE**

To be re-assessed.

#### **VAT**

The rent is subject to VAT.

#### **VIEWINGS/ FURTHER INFORMATION**

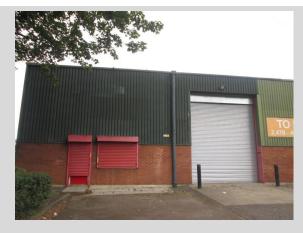
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#### **ENERGY PERFORMANCE ASSET RATING**

Unit 13 – E - 109 Unit 14 – D - 92







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