

**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)**

**CARVER**  
COMMERCIAL  
CHARTERED SURVEYORS  
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## 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 wc 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

**18 St Cuthberts Way**  
**Darlington,**  
**County Durham**  
**DL1 1GB**  
**Telephone: 01325 466945**

## ACCOMMODATION

	G.I.A.	Rent	Service Charge
Unit 13	2,478sq.ft.	£11,151	£1,982.40
		<b>Total</b>	<b>£13,133.40</b>
Unit 14	2,478sq.ft.	£11,151	£1,982.40
		<b>Total</b>	<b>£13,133.40</b>

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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