



# To Let

## DL1 2BJ

### Unit 1 Blakett Road Darlington

- 1,016.95 sq m (10,946 sq ft)
- High Bay Production/Warehouse Unit
- Includes Offices
- Large Secure Service Yard
- Eaves Height 9m
- 5T Crane

**SUBJECT TO CONTRACT**

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**Direct Tel: 0191 245 3011**

**HTA Real Estate**  
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NE1 1LE  
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## Location

The buildings form part of the Blakett Road Industrial Estate which is located just off Haughton Road approximately 1.5 miles from Darlington town centre. The eastern transport corridor close-by provides access to the A66 and the regional road network including the A1(M). The remaining 3 units on the site are occupied by DHL and other nearby occupiers include Wickes at the entrance to Blakett Road.

## Description

The unit comprises an end terrace workshop/warehouse building with a large dedicated and secure service yard. Steel frame construction with brick elevations over clad with insulated profile metal sheeting incorporating translucent roof panels.

The minimum eaves height is approx. 9m with a 5T travelling crane. Access is via 3 roller shutter loading doors, one to the front elevation (4m wide x 4,66m high) and two smaller doors into the large fenced service yard to the side.

The unit includes good quality ancillary office accommodation and ample car parking provision to the front.

## Accommodation

The units have been measured in accordance with the Royal Institution of Chartered Surveyors' RICS Code of Measuring Practice (6th Edition) and have calculated the Gross Internal Floor Areas to be as follows:

	<b>Sq M</b>	<b>Sq Ft</b>
Workshop	940.25	10,121
Offices	76.70	825
GIA	1,016.95	10,946

## Terms

The unit is available either by assignment of the existing lease or by sublease. The lease is on full repairing and insuring terms for a period of 10 years and expires in February 2023.

The passing rent is **£40,000 pa**. A service charge is payable for maintenance of common areas and buildings insurance is also charged.

## Rateable Value

The unit is listed on the Valuation Office website with effect from 2017 at a Rateable Value of £35,250

## Energy Performance Asset Rating

EPC Rating C(67)

## VAT

All figures quoted in the terms are exclusive of VAT, where chargeable.

## Viewing

Strictly by appointment with agents HTA Real Estate

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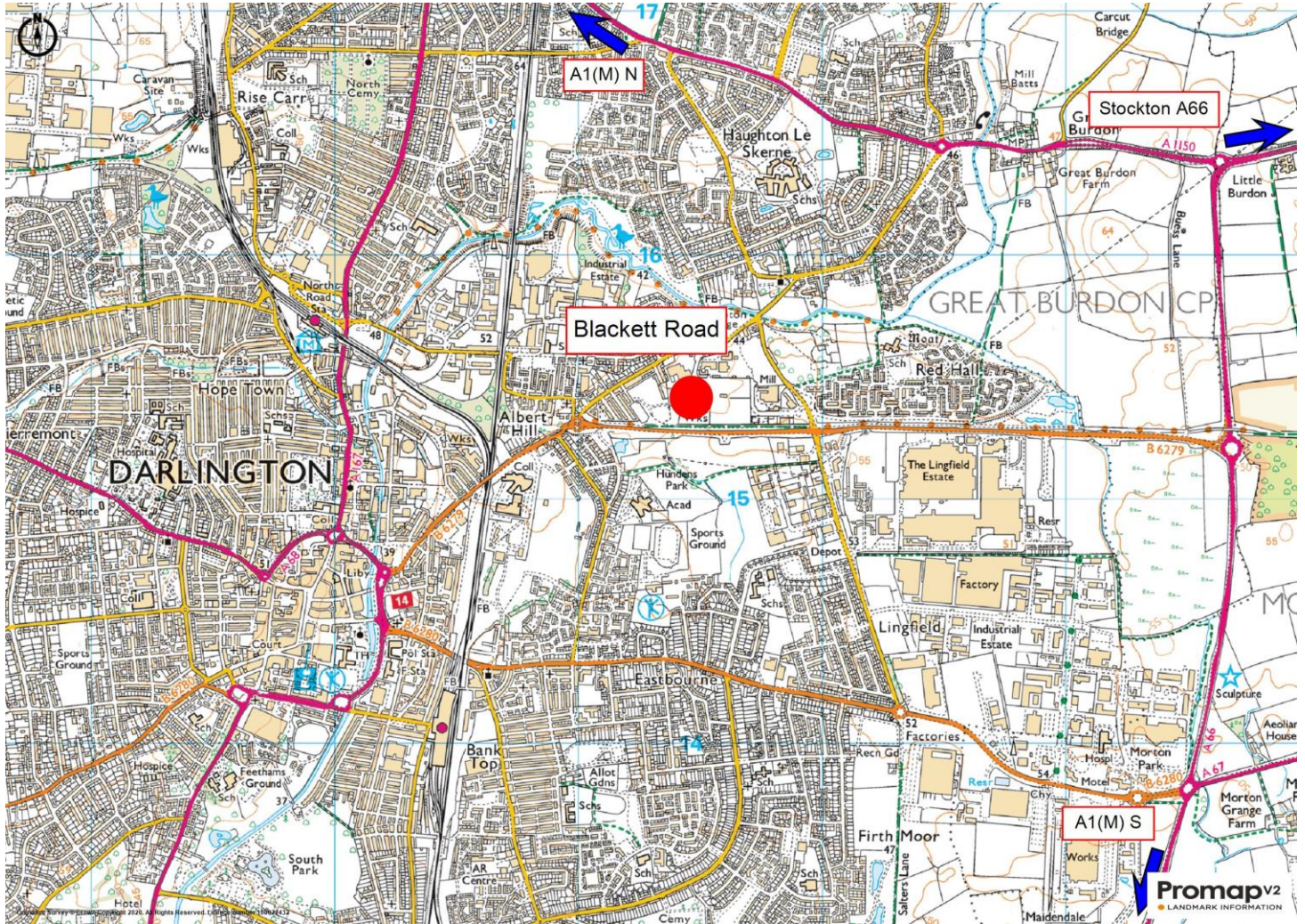
Email: [nick@htare.co.uk](mailto:nick@htare.co.uk)

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Or via joint agent Julie Wallin at Carver Commercial  
Tel: 01325 466945

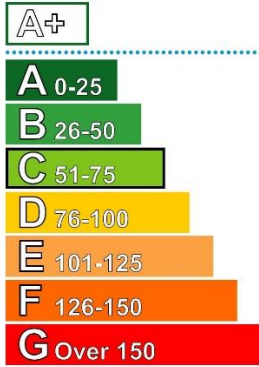






### Energy Performance Asset Rating

More energy efficient



◀ 67 This is how energy efficient the building is.

Less energy efficient