

TO LET – By way of sub lease (Due to Relocation)

Units 1-5 Red Barnes Way Darlington, DL1 2RR

WAREHOUSE/OFFICES /YARD (YARD AREA APPROX .43 acre)

GIA 702.3 SQM (7559 SQFT.) Total Site area approx. .584 acre

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SITUATION/LOCATION

The property is situated in a prominent position On the corner of Red Barnes Way and McMullen Road in Darlington on the eastern fringe of the town centre.

The property benefits from excellent communication links by road being near to the Darlington Eastern Transport corridor relief road which links with the A66 east/west bound and A19 to the east.

PREMISES

Warehouse

High bay versatile unit of steel portal frame construction with pitched insulated roof incorporating roof lights and insulated clad elevations. Gas space heater. three phase power. There is a staff kitchen and w.c.

Minimum eaves approx. 6.3m and Ridge approx. 8.85m to underside of haunch.

Electric roller shutter to rear into yard with max headroom 4.5m There is a further small roller shutter door access to the front of the car parking area

Offices

The two storey offices incorporate entrance with reception, w.c, spiral staircase to first floor mezzanine offices, kitchen, further w.c.'s and office overlooking warehouse. The space has suspended ceilings, central heating and air conditioning units., Upvc double glazing with some security protection to windows.

Outside

Fenced concrete surfaced yard with double gates. Car park for approximately 12 cars.

ACCOMMODATION

The unit provide the following accommodation and approximate dimensions:-

| | | |
|-----------|-------------|--------------|
| Warehouse | 517sq.m. | 5563sq.ft. |
| Offices | 185.53sq.m. | 1996.3sq.ft. |
| Total GIA | 702.53sq.m. | 7559.3sq.ft. |

Fenced Yard area .427 acre approx.

Total site area .584 acre approx..

TENURE

Leasehold

LEASE TERMS

The Unit is available by way of a sub lease for a term until 13th June 2024 on FRI terms, there is a rent review 15th June 2023.

The current rent passing is £45,000 per annum exclusive

COSTS

Each party will be responsible for their own legal costs in this transaction.

BUSINESS RATES

The Valuation Office Agency website presently lists the rateable value for the whole property with effect from 1st April 2017 at £22,250

VAT

Vat is payable on the rent.

ENERGY PERFORMANCE ASSET RATING

E – 102 Expiry 5th August 2023

VIEWING

Strictly by appointment only through sole agents

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