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











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 approximately12 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

Contacts:

Julie Wallin MRICS 01325 731607 juliew@carvergroup.co.uk

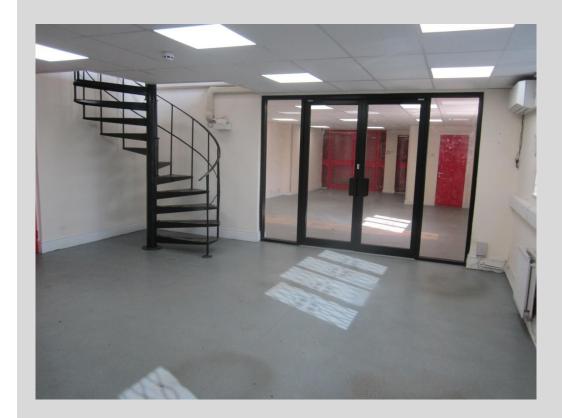
Chris Farlow MRICS 01325 466945 chrisf@carvergroup.co.uk

18 St Cuthberts Way Darlington, County Durham DL1 1GB

Telephone: 01325 466945

IMPORTANT NOTICE: whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Carver Commercial or any joint agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any photographs show only certain parts of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.







18 St Cuthberts Way Darlington, County Durham DL1 1GB

Telephone: 01325 466945

IMPORTANT NOTICE: whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. The Agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

