

Warehouse and Office Accommodation

# TO LET

(may sell)

B2 Forge Way, Cleveland Trading Estate, Darlington  
DL1 2PJ



- Modern trade counter/warehouse facility approximately 1 mile north of the town centre with access to the A1(M) and A66 .
- Extensive gated yard with 21 parking spaces with perimeter palisade fencing
- Total site area approx. 0.7 acres
- Steel portal framed building with an eaves height of 5.5m and extensive mezzanine storage.
- Potential to develop further units to the rear of the site.

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[www.jackson-partners.co.uk](http://www.jackson-partners.co.uk)

## Situation

Darlington is a busy town in County Durham 35 miles south of Newcastle and 15 miles west of Middlesbrough. It is positioned adjacent to the A1(M) and A66 highways which provide excellent access throughout the region.

The Cleveland Trading Estate is approximately 1 mile north of the town centre and hosts a number of regional and national trade and industrial operators.

## Description

The premises we understand were constructed in 2005 and comprise of a modern steel portal framed building with brick and block infill walls to a height of approximately 2 meters with profile metal sheeting above and to the roof with an eaves height of approximately 5.5m. The premises have integrated partitioned offices, trade counter and staff facilities plus an extensive mezzanine level.

Externally the site is surrounded by a palisade fence and has an extensive tarmac area for parking and storage.

## Accommodation

We calculate that the premises provide the following approximate gross internal areas.

Warehouse incorporating partitioned offices and staff facilities

GIA	622m <sup>2</sup>	(6,700sqft)
Mezzanine	465m <sup>2</sup>	(5,000sqft)
Site area	0.28hec	(0.7acres)

## Business rates

From our enquiries of the VOA website we believe the premises have a RV of £21,250. We recommend that interested parties speak with the local rating department to confirm the precise rates payable.



## Terms

The premises are available to let by way of a new full repairing and insuring lease, for a term of years and rent of £35,000 per annum. Alternatively a sale may be considered.

## VAT

All figures are quoted exclusive of but will be liable to VAT.

## EPC

The premises have an EPC rating of Warehouse F135. A copy of the certificate is available upon request.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## Viewing and Further Information

Strictly via sole agents Jackson & Partners

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