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CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS



TO LET

Secure Compound

**Riverview Industrial Estate, Albert Hill, Darlington,
DL1 2NG**

0.25 acres



Rent on Application

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SITUATION/LOCATION

The compound is situated in Riverside Industrial Estate within the popular Albert Hill Trading Estate. The location is swiftly accessed via the A167 and A66 trunk road from Darlington Town Centre. There is national motorway access via Junction 59 of the A1M approximately 3 miles north. The location incorporates a wide range of commercial occupiers including Henry Williams, Mech Tool and Albert Hill Commercials among other local businesses.

THE SITE

The site comprises a secure hardstanding compound of generally rectangular proportions. There is secure vehicular access by way of steel access gates. There is on site security provided by our client through the night and over the weekend.

The site may be suitable for a variety of commercial storage solutions including containers and vehicles.

TENURE

Leasehold

LEASE TERMS

A new lease is available on full repairing terms for a term of years to be agreed.

COSTS

The incoming tenant will be responsible for the Landlord's reasonable legal cost plus VAT in this transaction.

APPLICATION FEE

Where the undertaking of references is carried out by the Agent an application fee is payable by the applicant for the lease. Please ask agent for further information.

RATEABLE VALUE

TBC

VAT

Any reference to price, premium or rent is deemed to be exclusive of VAT (if applicable) thereon. Where rents are quoted as inclusive figures this does not include VAT. Interested parties should clarify the incidence of VAT in any event with their legal advisors.

VIEWING

Strictly by appointment only through agents.



**For identification purposes only*

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Carver Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

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