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industrial premises

**CARVER**  
COMMERCIAL  
CHARTERED SURVEYORS  
& PROPERTY CONSULTANTS



**TO LET**

**Secure Compounds**

**R/O Stanway Trailers, Middleton St George,  
Darlington, DL2 1HR**

**Compounds from 0.5 to 3 acres**



**Price on Application**

[www.carvercommercial.co.uk](http://www.carvercommercial.co.uk)

## SITUATION/LOCATION

The compounds are situated to the rear of the site occupied by Stanway Trailers. The site is located in Middleton St George adjacent to the A67 and approximately 5 miles east of Darlington town centre. The A66 is conveniently access providing travel links to the Tees Valley and surrounding regions.

## COMPOUNDS

A range of hardstanding compounds available to suit individual requirements ranging from 0.5 - 3 acres. The compounds will be securely fenced with electric and water and may be suitable for a variety of business uses.

## TENURE

Leasehold

## LEASE TERMS

A new lease is available on full repairing and insuring terms for a period of 3 - 5 years. The lease will be excluded from the renewal provisions of the Landlord and Tenant Act 1954.

## 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

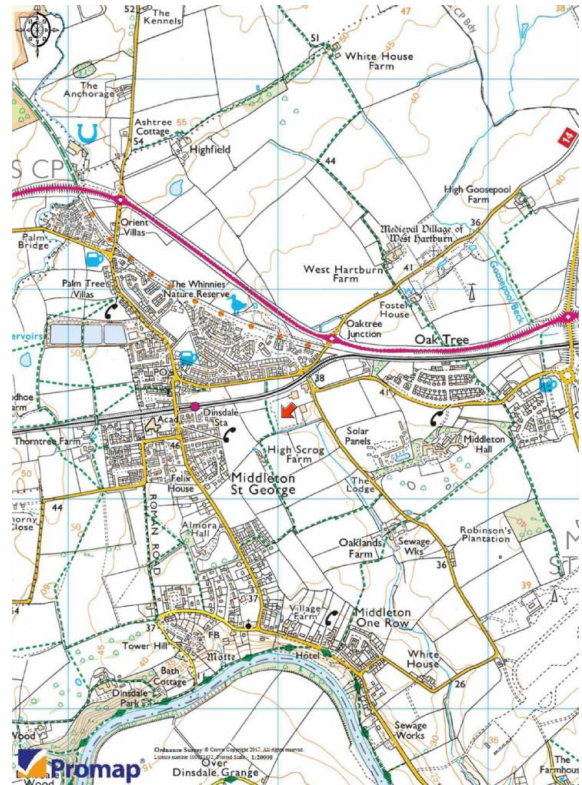
TBA

## 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.



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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