

TO LET – Rent £15,000 per annum, plus VAT

**Unit 6 Code Business Estate, Henson Road,
Darlington, Co. Durham, DL1 4NZ**

Modern Light Industrial Unit – Gross Internal Area: 2,437sq.ft.

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SITUATION/LOCATION

Code Business Estate lies adjacent to Henson Road and Allington Way and forms part of Yarm Road Business Park, Darlington's premier trading estate. Occupiers in the vicinity include Amazon, Northgate PLC, EE and Nobia UK amongst a diverse variety of established local businesses. Yarm Road Business Park lies approximately 2 miles east of Darlington town centre and provides swift access to the A66 in turn linking with the A1(M) at Blands Corner. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

DESCRIPTION

Terraced light industrial premises constructed mid-00's (approx.) of steel portal frame construction held beneath a dual pitch sheet clad roof incorporating translucent roof lights.

The premises provides open plan accommodation across the ground floor with managers office and wc. There is a mezzanine storage level.

The property incorporates allocated car parking, roller shutter access and a three phase power supply.

The property may suit a variety of business uses subject to any necessary statutory/ planning/ landlord consents.

Eaves 5.1m
Ridge 6.76m

TENURE

The premises is available by way of a new lease drawn on standard full repairing and insuring terms for a term of years to be agreed.

SERVICE CHARGE

A service charge is payable towards common repair and upkeep.

ACCOMMODATION

Unit 6		
Warehouse	133.22sq.m.	1,434sq.ft.
Mezzanine	93.23sq.m.	1,003sq.ft.
Gross Internal Area	226.45sq.m.	2,437sq.ft.

Rent: £15,000pax

RATEABLE VALUE/ COUNCIL TAX

Unit 6: £8,600

The property falls within the threshold for small business relief and eligible occupiers should benefit from full relief from rates. Interested parties are advised to direct further enquiries to the Local Rating Authority.

COSTS

Each party is responsible for their own legal costs incurred within 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.

VAT

VAT is applicable to the rent.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE CERTIFICATE

Unit 6: D-90



18 St Cuthberts Way
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