

**TO LET – Units from £207.67+VAT per calendar month**

**The Old Railworks, Dumfries Street,  
Darlington, Co. Durham, DL1 1LB**

**Versatile Light Industrial Units 356 – 3,778sq.ft.**

**CARVER**  
COMMERCIAL  
CHARTERED SURVEYORS  
& PROPERTY CONSULTANTS



## SITUATION/LOCATION

Dumfries Street lies adjacent to Haughton Road (B6279) and North Road (A167) on the periphery of Darlington town centre. Occupiers in the vicinity include The Gym Group, JD Gyms, Drive Vauxhall, Jewson and MKM Building Supplies among others. All town centre amenities are within walking distance and there are a number of public and on-street car parking facilities available close by. The location affords swift access across the town linking with the A66 and A1(M) within a short driving distance. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

## DESCRIPTION

Versatile light industrial units available from 356 – 3,778sq.ft.

The units form part of this secure site with electronically operated steel gate access from Dumfries Street. The site is predominantly concrete surfaced and covered by way of a CCTV system with external security monitoring.

Unit	Size	Rent	Service Charge	Total	RV
7	3,778sq.ft.	£1,416+VAT pcm (£16,992+VAT pa)	£141.60+VAT pcm (£1,699.20+VAT pa)	£1557.60+VAT pcm (£18,691.20+VAT pa)	£16,000
11	656sq.ft.	£517.49+VAT pcm (£6,209.88+VAT pa)	£51.75+VAT pcm (£621+VAT pa)	£569.24+VAT pcm (£6,830.88+VAT pa)	£3,650
13B	356sq.ft.	£207.67+VAT pcm (£2,492.04+VAT pa)	£20.78+VAT pcm (£249.36+VAT pa)	£228.45+VAT pcm (£2,741.40+VAT pa)	TBC

**Agents Note:** Sizes provided by client and not checked by Agent. Interested parties should make their own enquiries in this regard.

## TENURE/ LEASE TERMS

New leases are available for a lease period to be agreed. Leases are available on a “rolling basis” subject to one month written notice to vacate. A one month rental deposit is required.

## COSTS

Both parties shall be 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 and service charge

## VIEWINGS

Strictly by appointment only through agents.

## EPC

TBC

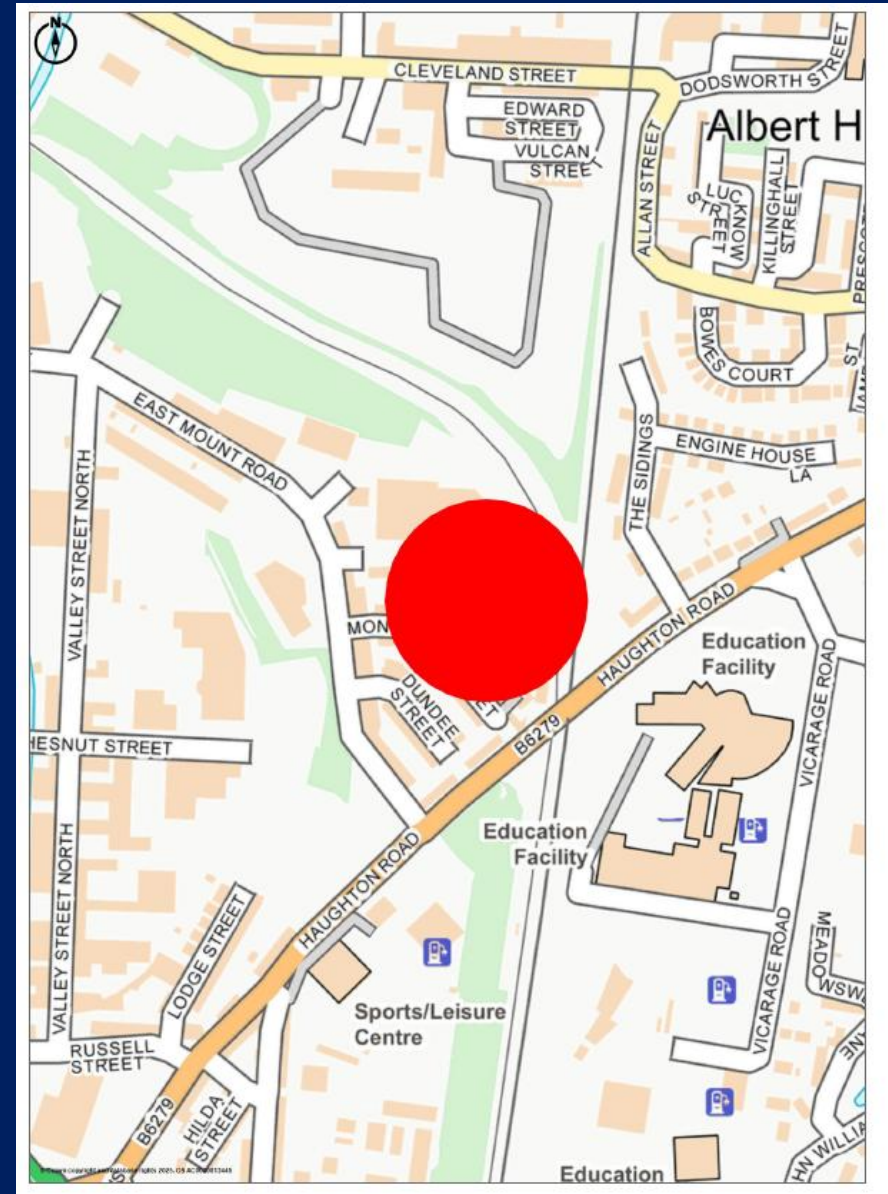


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