

development land
investment properties
shops and offices
business transfer
industrial premises

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS



TO LET
Leasehold

Industrial Unit with Parking
Unit 1, Wards Court, Banks Road, Darlington,
DL1 1AT

Gross Internal Area 300.78sq.m. (3,236.4sq.ft.)



Rent £10,950 per annum, exclusive

www.carvercommercial.co.uk

SITUATION/LOCATION

The property is situated in Wards Court accessed from Banks Road adjacent to McMullen Road approximately 2 miles east of Darlington town centre. The location is densely populated with a mix of commercial occupiers including S G Petch, Booker Wholesale and Quick Fit. The location boasts convenient transport links via the A66 to the surrounding Tees Valley together with access north and south bound via Junction 58 of the A1M approximately 5 miles in driving distance.

PREMISES

The property is situated within an enclosed compound and comprising an attached warehouse/industrial unit of steel frame construction with part brick/block elevations together with insulated profile sheet cladding. The unit incorporates a three phase power supply, electrically operated roller shutter door together with security alarm and external lighting. The site is contained by palisade steel post fencing and the yard is concrete surfaced providing communal parking.

ACCOMMODATION

Gross internal area 300.78sq.m. (3,236.4sq.ft.)

TENURE

Leasehold

LEASE TERMS

A new lease is available on standard full repairing terms. Length of lease negotiable.

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

The Valuation Office Agency website lists the rateable value with effect from April 2017 as follows:-
£7,700.

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.

ENERGY PERFORMANCE ASSET RATING

TBC

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.