

TO LET- Rent £215 per calendar month, exclusive

47E Alliance Industrial Estate

Albert Hill, Darlington

Lock Up Storage Unit

CARVER
COMMERCIAL
CHARTERED SURVEYORS
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SITUATION/LOCATION

The unit is situated within the Albert Hill Trading Estate conveniently accessed from the A167 amongst a diverse range of commercial occupiers. The location affords swift access to both the A167 and A66 to surrounding areas. Darlington is a popular market town approximately 14 miles west of Middlesbrough and 22 miles south of Durham.

PREMISES

Single storey terrace of similar storage units. The unit is of brick construction under a mono pitched and corrugated sheet clad roof providing open plan accommodation, the majority with mezzanine storage level. There is vehicular access by way of a roller shutter door.

AGENTS NOTE

INTERESTED PARTIES SHOULD NOTE THAT WHILST TOILETS ARE PRESENT IN THE UNITS THESE TOILETS ARE NOT FUNCTIONAL AND THE UNITS ARE MARKETING ON THE BASIS OF BASIC STORAGE ONLY.

TENURE

Leasehold

LEASE TERMS

A new lease is available on standard full repairing and insuring terms for a minimum period of 12 months.

ACCOMMODATION

The accommodation briefly comprises:-

47E GIA	47.69sq.m.	513sq.ft.
Rent	£215pcm	£2,580pa

COSTS

The incoming tenant is responsible for the Landlords reasonable legal fee plus VAT incurred within this transaction (Estimated £250 plus VAT)

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.

18 St Cuthberts Way
Darlington,
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DL1 1GB
Telephone: 01325 466945

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