

**TO LET– £4.50 per square foot + service charge**

**Unit 9/10 Cleveland Trading Estate,  
Darlington, Co. Durham, DL1 2PB**

**Modern Light Industrial Unit - 4,965sq.ft. with yard**

**CARVER**  
COMMERCIAL  
CHARTERED SURVEYORS  
& PROPERTY CONSULTANTS



[www.carvercommercial.com](http://www.carvercommercial.com)



## SITUATION/LOCATION

The units are situated off Forge Way within Cleveland Trading Estate approximately 2 miles north of Darlington town centre. Cleveland Trading Estate is an established and diverse trading estate incorporating a dense variety of occupiers including Euro Car Parts, Andrew Page, Alliance Automotive and Charter Self Drive among others. The location affords swift access to A167 and A66 trunk road in turn providing access to A1M and surrounding commercial districts. Darlington lies approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

## PREMISES

Modern light industrial unit of steel frame construction with block and brick elevations incorporating corrugated metal sheet cladding. The units are open plan with block offices and wc incorporating a three phase power supply and vehicular access via two roller shutter access doors. Externally there is a concrete surfaced yard bound by steel perimeter fencing

## TENURE

Leasehold

## LEASE TERMS

New leases are available drawn on internal repairing and insuring terms for a term of years to be agreed.

## SERVICE/ MAINTENANCE CHARGE

The tenant will contribute to building maintenance and communal upkeep through the service charge.  
Service Charge - £0.80psf

## ACCOMMODATION

Gross Internal Area	Rent	Service Charge
4,965sq.ft.	£22,342.50	£3,972
	<b>Total</b>	<b>£26,314.50</b>

Max eaves height  
Max ridge height

The unit may be sub-divided to suit smaller requirements.

## RATEABLE VALUE

We understand from our investigations on the VOA website that the property is listed at £16,250.

## VAT

The rent is subject to VAT.

## VIEWINGS/ FURTHER INFORMATION

Chris Farlow  
Caver Commercial  
01325 466 945  
chrisf@carvergroup.co.uk

Jonathan Simpson  
Connect Property North East  
01642 602 001  
jonathan@cpne.co.uk

Will Outram  
Industrials.co.uk  
will.outram@industrials.co.uk

## ENERGY PERFORMANCE ASSET RATING

Unit 9 – D – 87  
Unit 10 – E - 106



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

**IMPORTANT NOTICE:** whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Carver Commercial or any joint agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

**CARVER**  
**COMMERCIAL**  
**CHARTERED SURVEYORS**  
**& PROPERTY CONSULTANTS**