

TO LET – £15,000 per annum plus VAT

**Unit 2 Eastmount Road
Darlington, DL1 1LE**

Workshop premises with parking

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SITUATION/LOCATION

The unit is situated within an established commercial location on the fringe of Darlington town centre and affording convenient access to the town centre approximately half a mile distant. The inner ring road is closeby providing good road links to the A66 east bound and the A167 main arterial road to the A1M north bound. Other occupiers in the vicinity include Burts Carpets, Ableworld Mobility Showroom and Exercise for Less. Externally there is ample parking.

PREMISES

Attached warehouse premises under a dual pitched roof with steel frame support. The property is brick and block construction with corrugated profile metal sheet cladding to elevations. Internally the property is largely open plan with partition office/ wc and the benefit of a three phase power supply and roller shutter access doors to the front and side.

TENURE

Leasehold

LEASE TERMS

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

ACCOMMODATION

The accommodation briefly comprises:-

Gross Internal Area	415sq.m.	4,465sq.ft.
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COSTS

The incoming tenant will be responsible for the Landlord's reasonable legal costs 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

The Valuation Office Agency website lists the rateable value with effect from April 2017 at £7,600. The property falls within the threshold for small business relief and eligible occupiers should benefit from full rates relief. Interested parties should take up further enquiries with the Local Authority.

VAT

We are advised by our client that VAT is applicable to the rent.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

D-89



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

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