

TO LET - £9,000 per annum, exclusive

**Unit A, Utilities House, Whessoe Road,
Darlington, DL3 0XE**

Versatile Light Industrial Unit – 1,181sq.ft.

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS



www.carvercommercial.com



SITUATION/LOCATION

The property fronts Whessoe Road within an established trading location amongst occupiers including Scania, Axalta and T Quality together with a diverse variety of established independent businesses. The location lies approximately 2 miles north of Darlington town centre and access to the A167, A66 and A1(M) is available within a short driving distance. Darlington is a popular market town approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

DESCRIPTION

End terrace light industrial unit forming part of a block of five similar units constructed 2017 (approx.)

The units are of steel frame construction with profile metal sheet cladding to elevations held under a dual pitched roof incorporating a translucent roof light.

Unit A provides an open plan floor plate with wc served with an electrically operated roller shutter door and may suit a variety of business uses.

Externally to the front is a tarmac surfaced forecourt and parking area.

(Agents Note: single phase power supply)

TENURE

Leasehold

LEASE TERMS

A new lease is available drawn on standard full repairing and insuring terms for a term of years to be agreed.

ACCOMMODATION

Gross Internal Area	109sq.m.	1,181sq.ft.
---------------------	----------	-------------

Min eaves approx. 4.3m
Max eaves approx. 5.44m

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.

COSTS

Each party shall be responsible for their own legal fees incurred within this transaction.

RATEABLE VALUE

£5,800. The property falls within the threshold for small business relief and eligible occupiers should benefit from full relief from business rates.

VAT

TBC

VIEWING

Strictly by appointment only through the Agents

EPC

D-97



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