

TO LET - £28,500 per annum, exclusive

**Unit 5, Eastmount Road, Darlington, Co.
Durham, DL1 1LA**

Warehouse/ Workshop unit – 8,806sq.ft.

CARVER
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**Stock imagery retained by Agent*

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SITUATION/LOCATION

The property is situated off Eastmount Road lying adjacent to North Road (A167) and Haughton trunk road approximately 0.5 miles from Darlington town centre. Established occupiers in the vicinity include JD Gym, The Gym Group, Enterprise Rent a car and a diverse variety of other business occupiers. The location lies on the periphery of Darlington town centre and provides swift access to the inner ring in turn linking with the A66 and A1(M) across the region. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

PREMISES

Brick built workshop / warehouse unit with roller shutter access. The property comprises an open plan workshop/ warehouse with a number of partition office / meeting rooms and wcs. There is a three phase power supply.

Externally there is shared access and parking within an enclosed yard with palisade steel post gated entrance.

TENURE / LEASE TERMS

Leasehold.

A new lease is available on full repairing and insuring terms (excluding the main roof), plus building insurance costs.

The lease shall be excluded from the renewal and compensation provisions under Sec 24-28 of the LTA Act 1954 Part 2.

ACCOMMODATION

The accommodation in its entirety briefly comprises:-

Gross internal area	818.45sq.m.	8,806sq.ft.
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Internal working height approx. 4.5m

COSTS

Each party shall be responsible for their own legal costs incurred within 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

£15,000

VAT

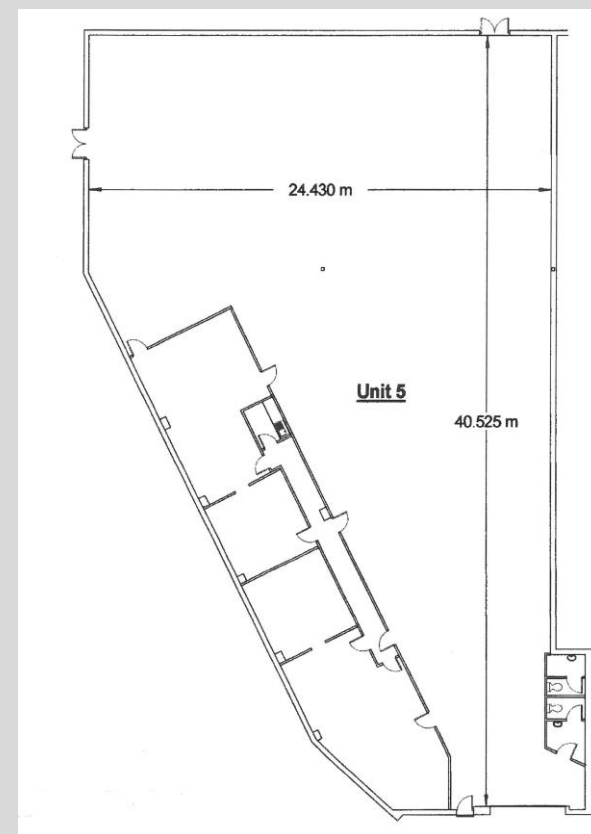
Rents are subject to VAT being payable.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

E-105



18 St Cuthberts Way
Darlington
County Durham
DL1 1GB
Telephone: 01325 466 945

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