



To Let

Lingfield Way Yarm Road Industrial Estate Darlington, DL1 4XX

- 2,497.98 sq m (26,888 sq ft)
- Large secure service yard
- Two storey offices
- Ample car parking
- Eaves height up to 5.9m

SUBJECT TO CONTRACT

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Location

Lingfield Way is on Yarm Road Business Park, situated east of Darlington Town Centre. Nearby occupiers include Amazon, Cummins Engines, EE, Nobia UK, and Northgate Vehicle Hire.

The business park is located adjacent to the A66, which in turn links with the A1(M) and the A19, providing transport links throughout the region.

Description

The premises comprise a substantial headquarters facility, providing warehousing and offices finished to a high specification.

The steel portal framed warehouse has a maximum eave's height of 5.9m and is accessed via 3 loading doors from a secure compound.

The two storey offices are finished to a high specification providing rooms of varying sizes plus a substantial boardroom/showroom. The offices have air conditioning, suspended ceilings, perimeter trunking and aluminium framed double glazing. The premises have a fibre internet connection and there are staff amenities on each floor.

Externally there is ample parking and circulation space.



Accommodation

	sq m	sq ft
Warehouse	1,986.31	21,380
Ground Floor Offices	220.89	2,377
Ground Office Extension	72.26	778
First Floor Offices	218.52	2,352
Total GIA	2,497.98	26,888

Terms

Available by way of a full repairing and insuring lease for a term to be agreed at a rent of £129,000 per annum exclusive.

Business Rates

The property is currently split for rating purposes. Interested parties speak to the Local Rating Authority to confirm the rates payable.

Services

We understand that the property is connected to all mains services.

Energy Performance Certificate (EPC)

The premises are awaiting a new EPC which will be available on request.

Anti Money Laundering

Under UK regulations we are obliged to confirm the identity of all parties in an agency transaction. You may therefore be asked to provide appropriate documentation to enable us to complete online identity verification.

VAT

All figures quoted are exclusive of VAT which may apply.

Viewing

Via Agents HTA Real Estate

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Indicative site plan for reference only

