For Sale

MANUFACTURING /
WAREHOUSE FACILITY PLUS ADJACENT DEVELOPMENT/
EXPANSION LAND

CEPAC PREMISES | FAVERDALE INDUSTRIAL ESTATE

FAVERDALE NORTH, DARLINGTON DL3 0PE

VIDEO LINK HERE



HTA Real Estate
Industrial Property Specialists

Knight Frank


A1(M)
JUNCTION 58
ALDI
Argos
ZYRO
FISHER
savers
LIDL
home bargains
CEPAC
FAVERDALE NORTH
DOVE
arriva
Capita

CEPAC

FAVERDALE INDUSTRIAL ESTATE

FAVERDALE NORTH, DARLINGTON DL3 0PE



CEPAC PREMISES

Faverdale North, Faverdale Industrial Estate, Darlington DL3 0PE

Property Summary.

- Substantial manufacturing / warehouse facility on well-established estate
- Less than 1.5 miles from junction 58 of the A1(M)
- High specification 2 storey office accommodation
- Substantial parking provision
- 4.1-acres of adjacent development / expansion land
- 6.5MVA power supply



Location.

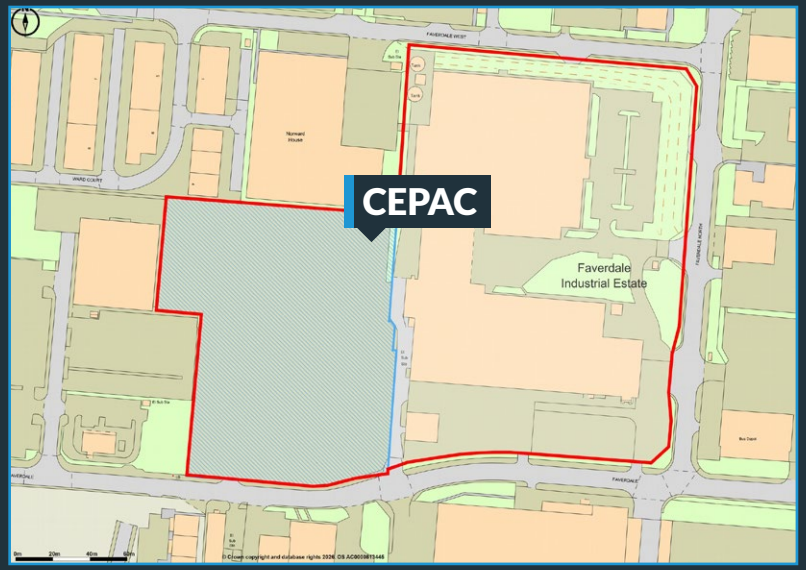
Faverdale Industrial Estate is an established manufacturing and distribution location situated on the north-western outskirts of Darlington, approximately 2 miles from the town centre.

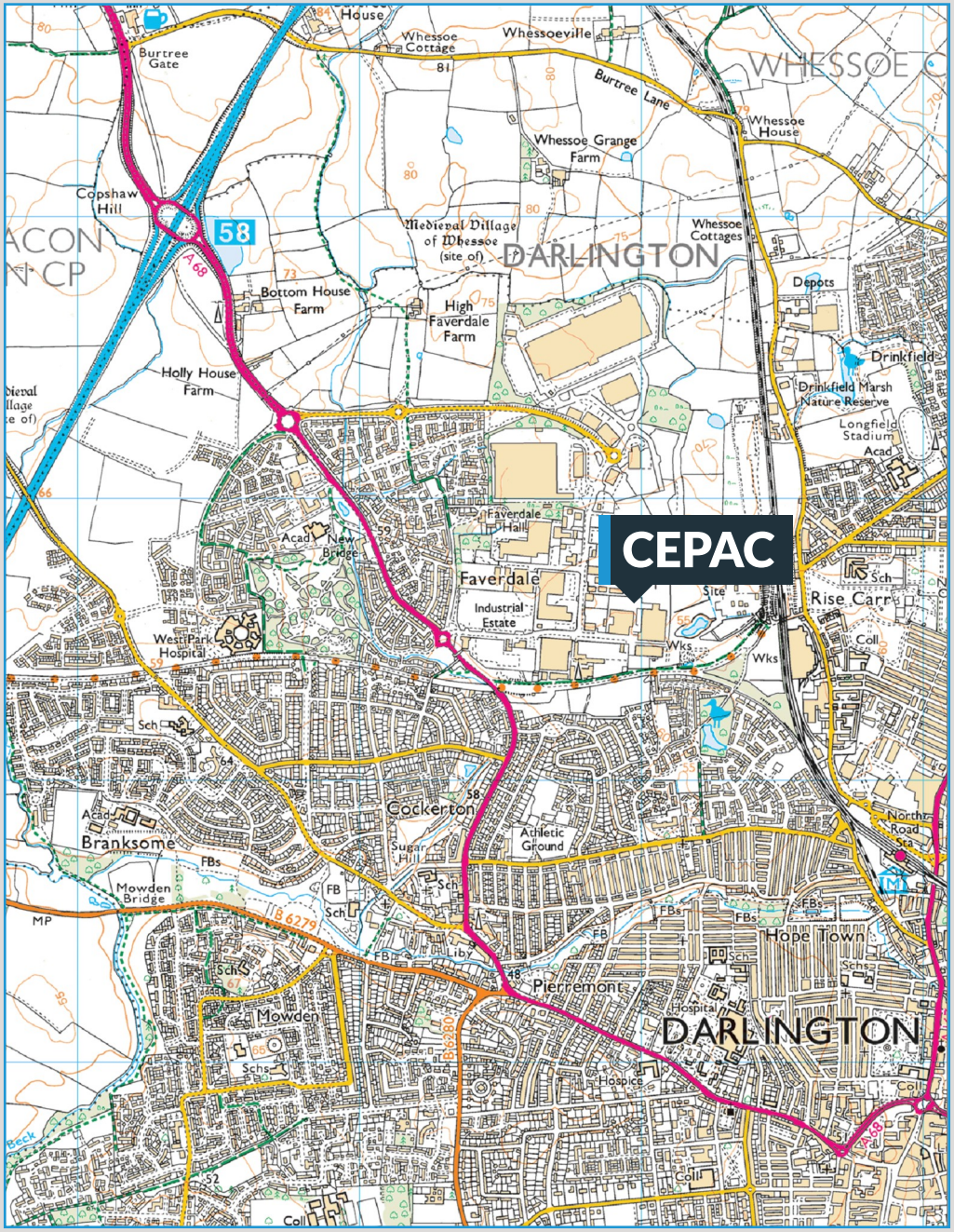
The estate is immediately accessible from the A68, which provides convenient access both to the town centre and to Junction 58 of the A1(M), approximately 1.5 miles to the west.

The estate boasts a range of national occupiers, including ALDI, Savers, Argos and Sainsbury's Distribution Centres, Capita and Arriva.

The estate also benefits from a recently developed retail park comprising of a number of established occupiers including Lidl, Home Bargains, McDonlads and Starbucks.

- Less than 1.5 miles to the A1(M)
- Well served by public transport
- 8 miles to Teesside International Airport
- 25 miles to Teesport





Specification.

The property comprises two main buildings, a modern 1990's built warehouse with two-storey office accommodation to the front, connected via a canopied loading area to the original brick-built engineering bays.

Further detail is provided as follows:

MAIN BUILDING

- Steel portal frame construction
- Insulated steel cladding to eaves / roof
- Clear Internal Height of 6.4 m
- Ground level access doors beneath canopy
- Two storey office accommodation / staff amenities
- Staff / visitor car park - 97 spaces
- Fully sprinklered
- 6.5MVA power supply.

ENGINEERING SHED

- Brickwork elevations and steel truss construction
- Steel sheet roof incorporating rooflights
- Clear Internal Heights from 7 – 9 m
- Gable end ground level loading
- First floor office accommodation
- 90 space car park
- HGV trailer park
- Small detached workshop (inc substation)





Floor Areas.

The property has been measured in accordance with the RICS Code of measuring Practice (6th Ed.) on a Gross Internal Area (GIA) basis and the recorded floor areas are presented as follows:

Description	Area (m²)	Area (Sq ft)
PREMISES		
Main Building		
Warehouse	6,325.09	68,083
Canopy	771.81	8,308
Offices & Staff Amenities	1,427.53	15,366
TOTAL	**8,524.43**	**91,756**
Engineering Shed		
Warehouse	5,831.46	62,769
Offices & Staff Amenities	569.16	6,126
TOTAL	**6,400.62**	**68,896**
Offices & Staff Amenities	258.43	2,782
TOTAL AREA	**15,183.48**	**163,433**
SITE AREAS	**HA**	**Acres**
Main Premises Site Area	3.312	8.184
Expansion Land / Development Site	1.686	4.166
TOTAL AREA	**4.998**	**12.350**





Energy Performance (EPC).

The EPC Rating for the property is D(94).
A copy of the certificate is available on request.

Price.

The freehold of the property is available to purchase. Offers are sought in excess of £6 million.

Business Rates.

According to the Valuation Office Agency website the property has a Rateable Value of £312,500 (effective 1 April 2026).

For further information including how much you might expect to pay in Business Rates, please visit **www.voa.gov.uk.**

Anti-money Laundering Compliance.

The purchaser will be required to provide company and/or identity information to satisfy the requirements of The Money Laundering and Terrorist Financing (Amendment) Regulations 2022.

For further information please visit **www.legislation.gov.uk**

Viewing.

Please contact the agents for a convenient appointment to view or for further information regarding the property.

VAT & Stamp Duty Land Tax (SDLT).

VAT & SDLT will be payable on the property at the prevailing rates.

Costs.

Each party is to be responsible for their own legal and surveyors' costs incurred in the transaction.





For Sale

MANUFACTURING /
WAREHOUSE FACILITY PLUS ADJACENT DEVELOPMENT/EXPANSION LAND

CEPAC PREMISES | FAVERDALE INDUSTRIAL ESTATE

FAVERDALE NORTH, DARLINGTON DL3 0PE

Viewing & Further Information

For further information or to arrange an inspection please contact agents Knight Frank or HTA Real Estate:

Mark Proudlock
m: 07766 968 891
e: mark.proudlock@knightframk.com

Jamie Parker
m: 07974 398 194
e: jamie.parker@knightframk.com

Simon Hill
m: 07855 834 467
e: simon@htare.co.uk

Richard Scott
m: 07787 697 757
e: richard@htare.co.uk

MISREPRESENTATION ACT: Misdescriptions Act: These particulars are not an offer or contract, nor part of one. No person in the employment of, or representing, HTA Real Estate Ltd has any authority to make or give any representations or warranty in relation to this property and all such information is given entirely without responsibility on the part of the agents, seller(s) or lessor(s). Accordingly, any information given is to provide guidance and general information about the property and the business carried out therefrom and must be used at your own risk. Areas, measurements and distances given are approximate only. HTA Real Estate Ltd will use reasonable endeavours to ensure the accuracy of such information, however, we do not guarantee or warrant the accuracy or completeness, factual correctness or reliability of any information in the particulars (especially as the information may have been obtained from third parties) and do not accept any liability for any errors or omission including any inaccuracies or typographical errors. Any interested purchasers, licensees or any third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and specific details in the particulars are correct and accurate. You should be responsible for carrying out and commissioning independent surveys or valuations before entering into any legally binding transaction in respect of the property or premises that is the subject matter of these particulars. The photographs show only certain parts of the property as they appeared at the time they were taken on 13 October 2026. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. HTA Real Estate Ltd is a limited company registered in England with registered number 08724530. Our registered office is Fernwood House, Fernwood Road, Jesmond Newcastle NE2 1TJ. Particulars - November 2026.