

# TO LET

## BUILDING 12

# LINGFIELD POINT

DARLINGTON



Superb security // 24hr gatehouse & patrol // excellent location // direct link to A66 East & West // great facilities // vehicle recognition & CCTV



# WAREHOUSE

## DARLINGTON, DL1 1RW

76,796 SQ FT // 7,134 SQ M

[www.lingfieldpoint.co.uk](http://www.lingfieldpoint.co.uk)

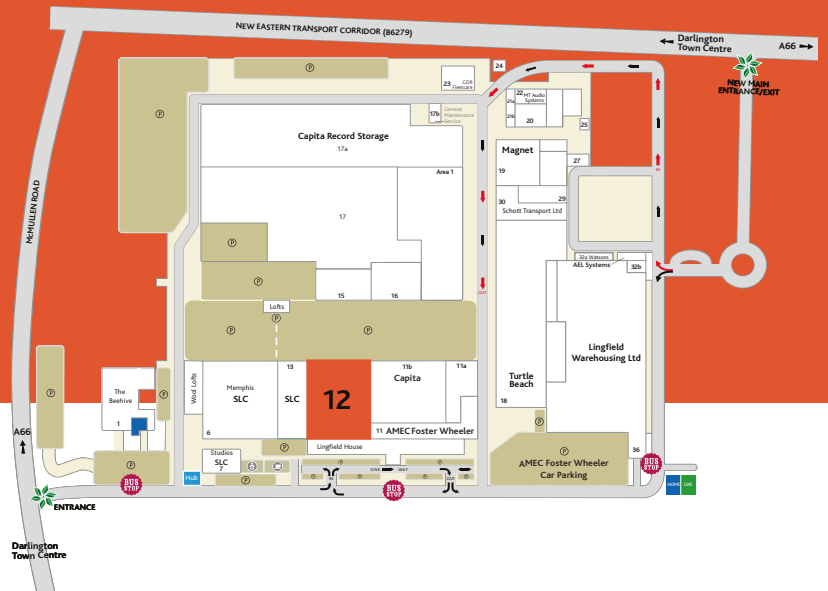


# LARGE OPEN PLAN WAREHOUSE

A large warehouse set within a secure site with 24 hour security, extensive CCTV, gated entrances and vehicle recognition. Specification includes:

- Large, open plan warehouse with 2 dock-level loading bays
- 1 loading bay with roller shutter door
- North-lit roof with new insulation and membrane
- Extensive lighting & heating recently installed – power available
- Dedicated personnel entrance area
- Offices and with potential break out area/amenity facility
- Superb 24 hour on-site security

Part of Lingfield Point with access to a wide range of services including on site cafés and meeting facilities.



## LOCATION

### Unit 12, Lingfield Point, Darlington, DL1 1RW

Located on Darlington's Eastern Transport Corridor (B6279) which provides direct access to the centre of Darlington and the A66 leading to the A1(M) and A19. Lingfield Point is also ideally situated for Durham Tees Valley Airport and Teesport.

AIRPORT 5 MILES



A1 (M) 7 MILES



TEESPORT 18 MILES



FOR FURTHER INFORMATION ON HOW WE CAN HELP PLEASE CONTACT:



CONNECT PROPERTY

01642 602001  
www.cpne.co.uk

JONATHAN SIMPSON  
Jonathan@cpne.co.uk

Connect Property NE for themselves and for the vendors or lessor of this property for whom they act, give notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Connect Property NE cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; iii) rents quoted in these particulars may be subject to VAT in addition; iv) Connect Property NE will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and v) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/ tenants should satisfy themselves as to the fitness of such items for their requirements; vi) no employee of Connect Property NE have any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. Photography by Chapman Brown Photography.