



# TO LET

## INDUSTRIAL / WAREHOUSE UNIT

Building 23 Lingfield Point, Darlington, Co Durham DL1 1RW

- Award Winning Business Park
- 24 Hour Security and Patrol
- Vehicle Recognition and CCTV
- Office and Welfare Facilities
- Accessible to the A66 and A1(M)
- **Approx. 573.70 (6,173 Sq ft)**

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## LOCATION

The property is located on Lingfield Point, and can be accessed directly via Darlington's Eastern Transport Corridor (B6279) which provides good communication links to both Yarm Road Business Park and Darlington Town Centre.

Occupiers on the estate include Magnet, JLM Foods and Capita.

## DESCRIPTION

The building comprises of a warehouse/ production facility that includes the following specification:

- Two storey offices
- Roller shutter access door.
- Lighting
- Dedicated personnel entrance area.
- 24 hour on-site security.
- Fully Fenced/ Gated site.
- Onsite car parking/ external storage potential.

## ACCOMMODATION

The property has the following approximate Gross Internal Areas:

|                      |               |                      |
|----------------------|---------------|----------------------|
| Ground Floor Offices | 63.70         | (685 sq ft)          |
| First Floor Offices  | 63.70         | (685 sq ft)          |
| Workshop             | 446.30        | (4,803 sq ft)        |
| <b>Total</b>         | <b>573.70</b> | <b>(6,173 sq ft)</b> |

## VAT

All prices quoted are deemed to be exclusive of VAT.

## EPC

The Energy Performance Asset Rating is Band E (110). A full copy of the EPC is available for inspection upon request.

## VIEWING

Strictly through the agents  
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## TERMS

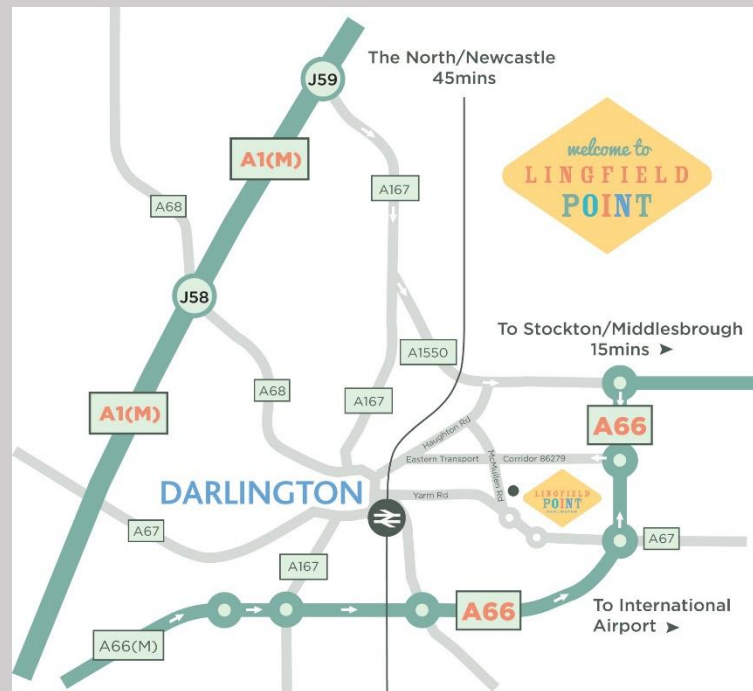
The property is available to let on a new full repairing lease at an asking rent of £18,600 per annum exclusive.

## SERVICE CHARGE

An estate service charge will be levied in connection with the common parts. Further information is available upon application.

## BUSINESS RATES

The property currently has a rateable value of £9,500. Subject to status the incoming tenant will qualify for small business rates relief. We recommend that interested parties contact Darlington Borough Council for further information.



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