

To Let/May Sell



Allington Way

Yarm Road Business Park, Darlington, DL1 4QB

 **naylors**

To Let/May Sell

Extensive Secure Open Storage Site with Warehousing and Offices

4.3 acres (1.74 hectares)

- Available now
 - Extensive secure compound space
 - Excellent location close to the A1(M)
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Location

The subject property is situated within Yarm Road Business Park in Darlington, which is still seen as the premier, well established industrial location by many occupiers in the Darlington area, located less than 3 miles east of Darlington Town Centre with good road access to the A66 Trunk Road, one of the North East's principal roads. Darlington is a strategically placed market town situated midway between Newcastle and Leeds and directly adjacent to the A1(M) providing road access North and South. Darlington is a historic market town located in the County of Durham with a resident population of 106,000 (2021). The town lies on the River Skerne, a tributary of the River Tees and is situated approximately 17 miles south west of Middlesbrough and 20 miles south of Durham.

Description

The site comprises 4.3 acres (1.74 hectares) of prime commercial land with the benefit of 14,477 sqft (1,345 sq m) of industrial and office accommodation.

Quoting Terms

Open storage plots available from 2 acres, price POA per acre per annum.

The buildings are also available quoting rent TBC.

EPC

The property has a rating of D (92).

Rateable Value

April 2026 figure is £81,000.

Services

We understand that the property benefits from all mains service connections, however, any interested party is advised to make their own investigations regarding this matter.

Legal Costs

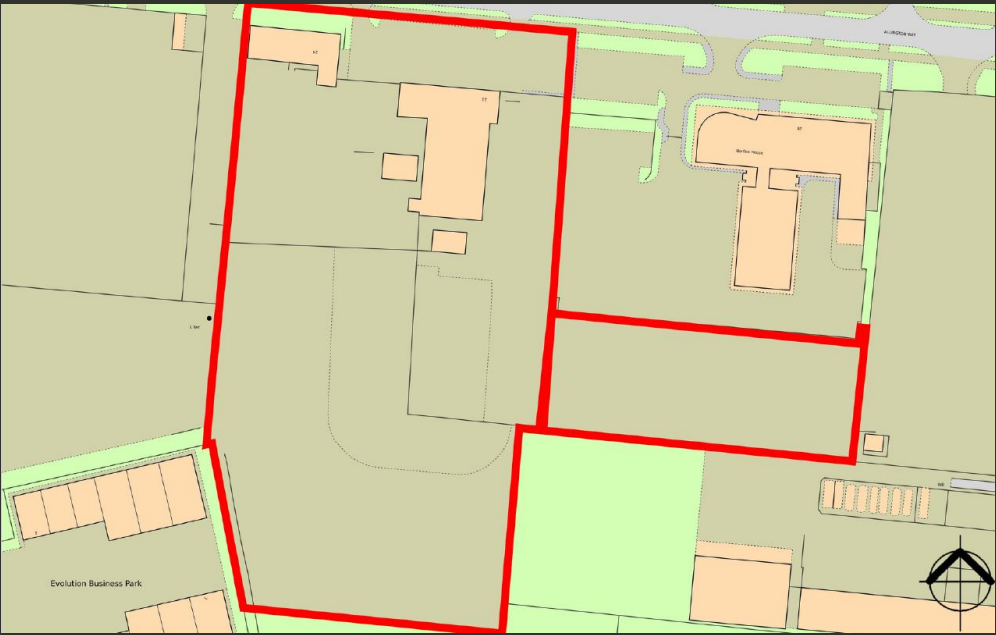
Each party to be responsible for their own legal costs incurred in this transaction.

VAT

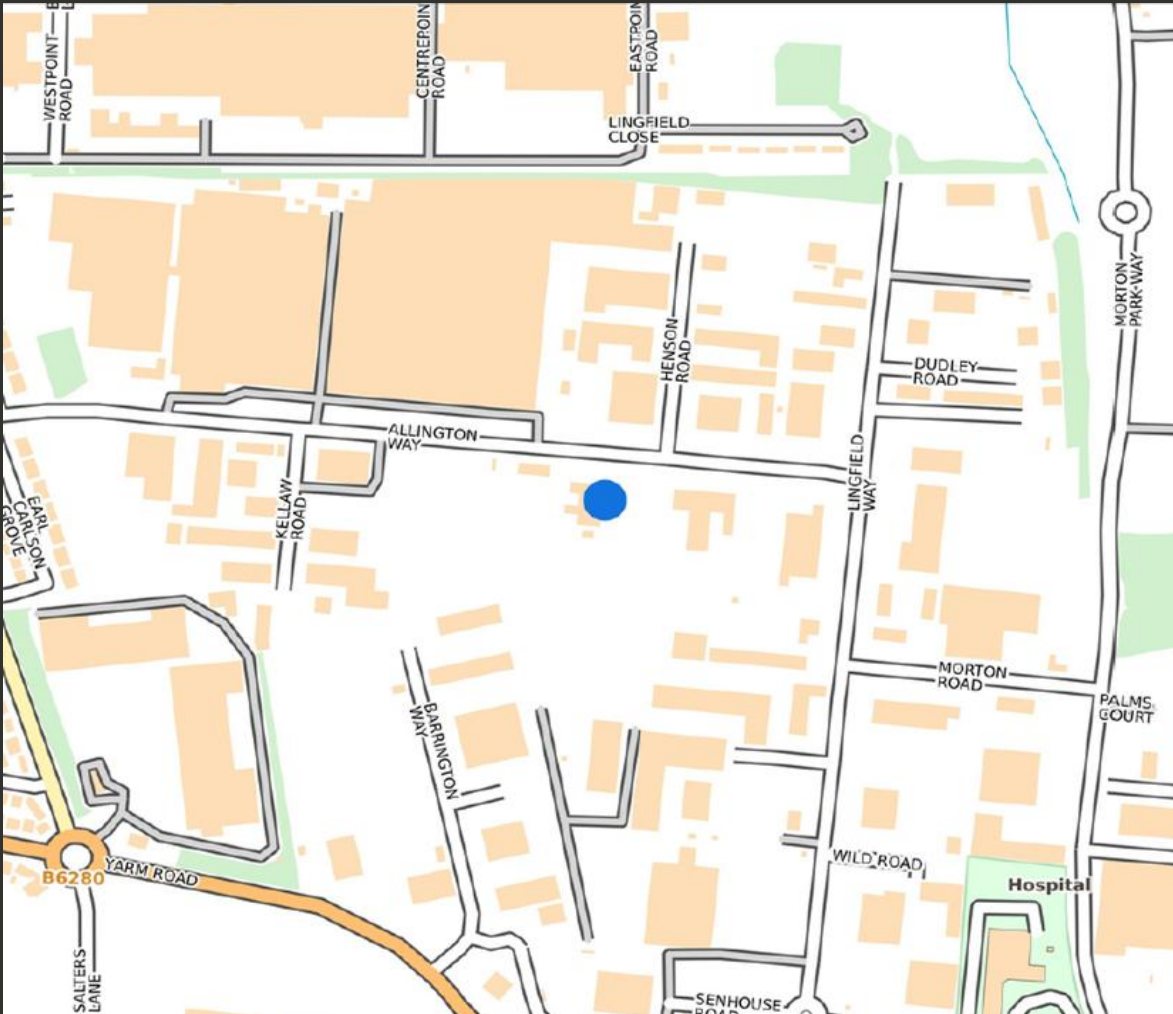
All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors on this basis and where silent, offers will be deemed net of VAT.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant(s).







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