



## To Let (For Sale) Industrial/Warehouse Unit

15/16 Allington Way, Yarm Road Industrial Estate, Darlington  
Approximately 2,192 Sq m (23,625 sq ft)

- Undergoing Refurbishment
- Unit 15A – 9,159 sq ft
- Unit 15B – 7,491 sq ft
- Unit 16A – 6,975 sq ft
- Available Individually or as One
- Site Area – Approximately 0.808 Hect (2 Acres)
- Large Secure Yard

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## LOCATION

The property is located prominently on Allington Way on Yarm Road, Industrial Estate, Darlington. Nearby occupiers include, Magnet, Northgate Van Hire, Cummins and EE.

## DESCRIPTION

The property comprises of two detached industrial/warehouse unit's cable of sub-subdivision fenced and gated within a secure compound.

The buildings incorporate the following specification:

- Roller Shutter Access doors
- Secure Gated Yard
- Two Storey offices with WC's

## ACCOMMODATION

The property has the following approximates Gross Internal Areas:

Description	SQ M	SQ FT
15A Warehouse	695	7,491
15A Two Storey Offices	154.95	1,668
15B Warehouse	695	7,491
<b>Total</b>	<b>1,546.79</b>	<b>16,650</b>
16 Warehouse and Offices	647.98	6,975
<b>Total</b>	<b>2,192.93</b>	<b>23,625</b>

## TERMS

The property is available to let in part or whole. Alternatively, the property is available for sale in one lot. Further information is available upon application.

## BUSINESS RATES

Verbal enquiries with the Local Authority indicate to property has the following rateable values:

Building 15: £35,000

Building:16 £16,750

We recommend that interested parties contact the Local Rating Authority directly to determine the exact rates payable.

## ENERGY PERFORMANCE CERTIFICATE

Instructed and available for inspection in due course.

## VIEWING

Strictly through the agents Connect Property North East:

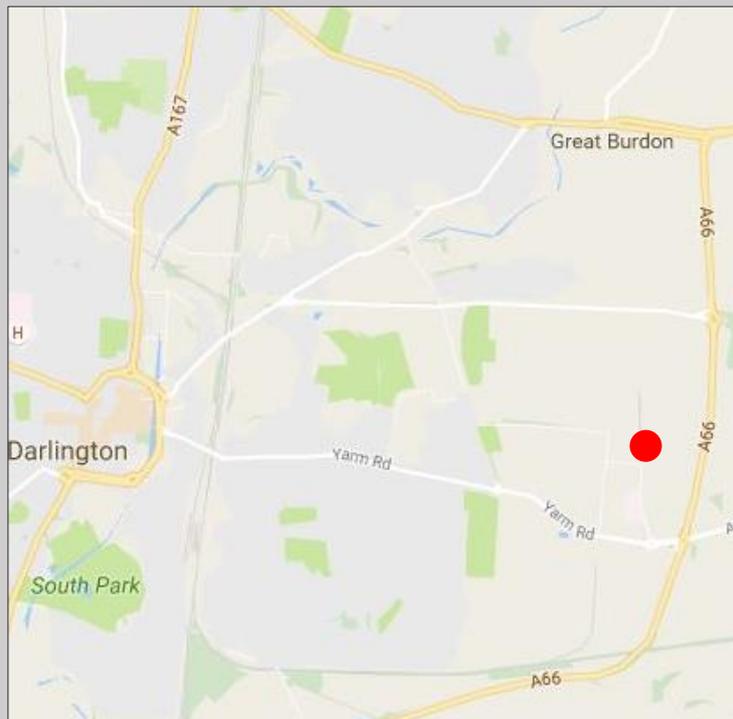
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Email: [jonathan@cpne.co.uk](mailto:jonathan@cpne.co.uk)

Or

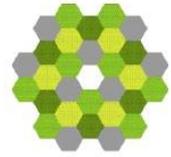
**Tim Carter** ddl: 07904 622278

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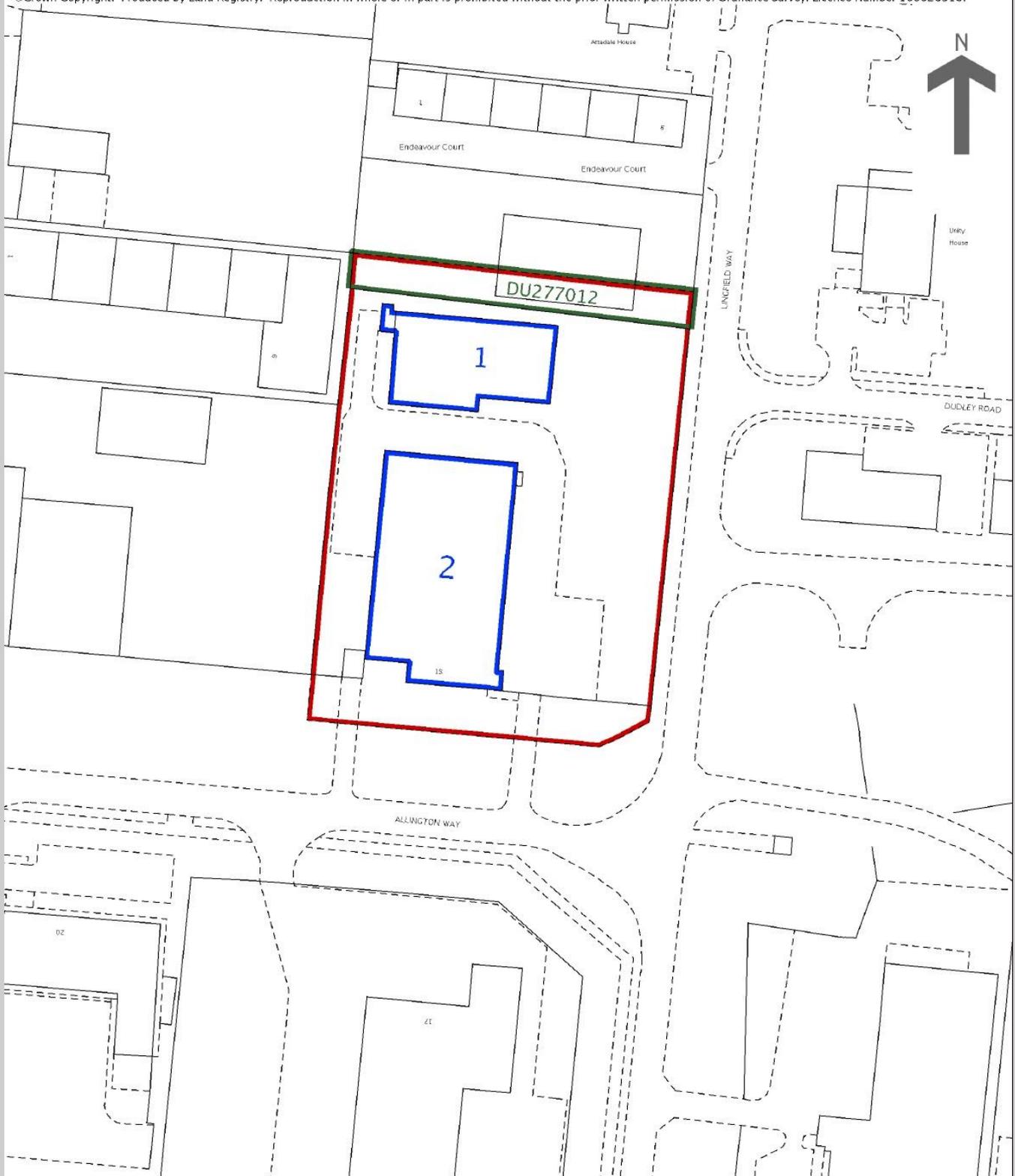


# Land Registry Current title plan

Title number **DU43029**  
Ordnance Survey map reference **NZ3114NE**  
Scale **1:1250**  
Administrative area **Darlington**



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