

Various Modern Warehouse Units TO LET ON FLEXIBLE TERMS

Business Space

**FROM £180
PER WEEK**

On the Instructions of



**ALL INCLUSIVE
RENTS**

DARLINGTON DL1 4PJ Morton Park, Morton Park Way



Accommodation

The units comprise the following approximate floor areas:

	Sq m	Sq ft
G3	142	1,533
G4 UNDER OFFER	142	1,533
G9	142	1,533
G12	142	1,533
H6	431	4,642
I2	239	2,577
I3	239	2,577
I5	239	2,577

Note: The above areas have been calculated on an approximate gross internal basis and must be verified by the incoming tenants.

Terms

The units are available to let by way of new full repairing and insuring leases on terms to be agreed at the following rentals:

G3	£9,525 per annum inclusive
G4	£9,525 per annum inclusive
G9	£9,525 per annum inclusive
G12	£9,525 per annum inclusive
H6	£27,750 per annum inclusive
I2	£15,525 per annum inclusive
I3	£15,525 per annum inclusive
I5	£15,525 per annum inclusive

Service charge and building insurance contributions are included within the rentals quoted and are subject to annual RPI increases.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment through joint agents.

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For further opportunities please visit
www.rapleysmorrisons.co.uk

Location

Situated just off the A66, approximately 10 minutes from Junction 59 of the A1, the Business Park benefits from excellent road communications. Durham Tees Valley Airport is within 10 minutes drive time of Morton Park as is Darlington Train Station. There is a **Premier Inn**, **Morrisons** food store, conference facilities and **B&Q** on site.

Description

The estate comprises a number of terraced high quality business units of steel portal frame construction under pitched metal decked roofs. The accommodation is presented to a high standard both internally and externally with each unit having roller shutter access, offices, good parking and loading.

In addition, there are smaller "micro" units on site, which are available on licence and range from 17.1 sq m (184 sq ft) upwards.

Rating

The Rateable Values for the units are as follows:

G3	£6,200
G4	£6,200
G9	£6,100
G12	£6,200
H6	£15,500
I2	£8,750
I3	£8,750
I5	£9,800

The UBR for 2011/2012 is 42.6p.



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LONDON

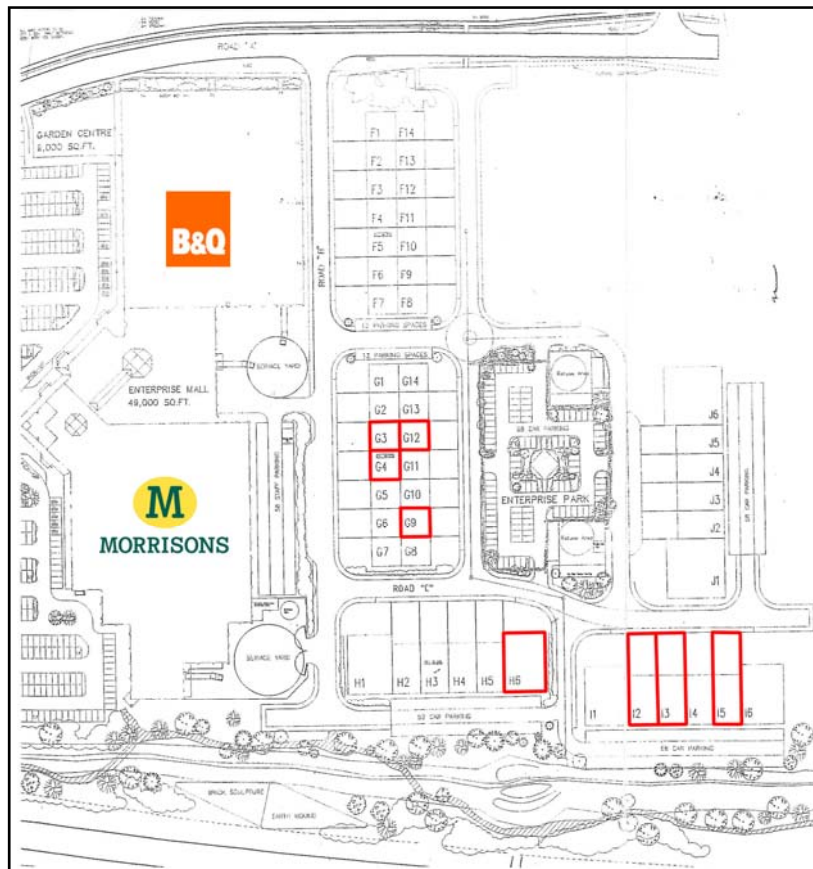
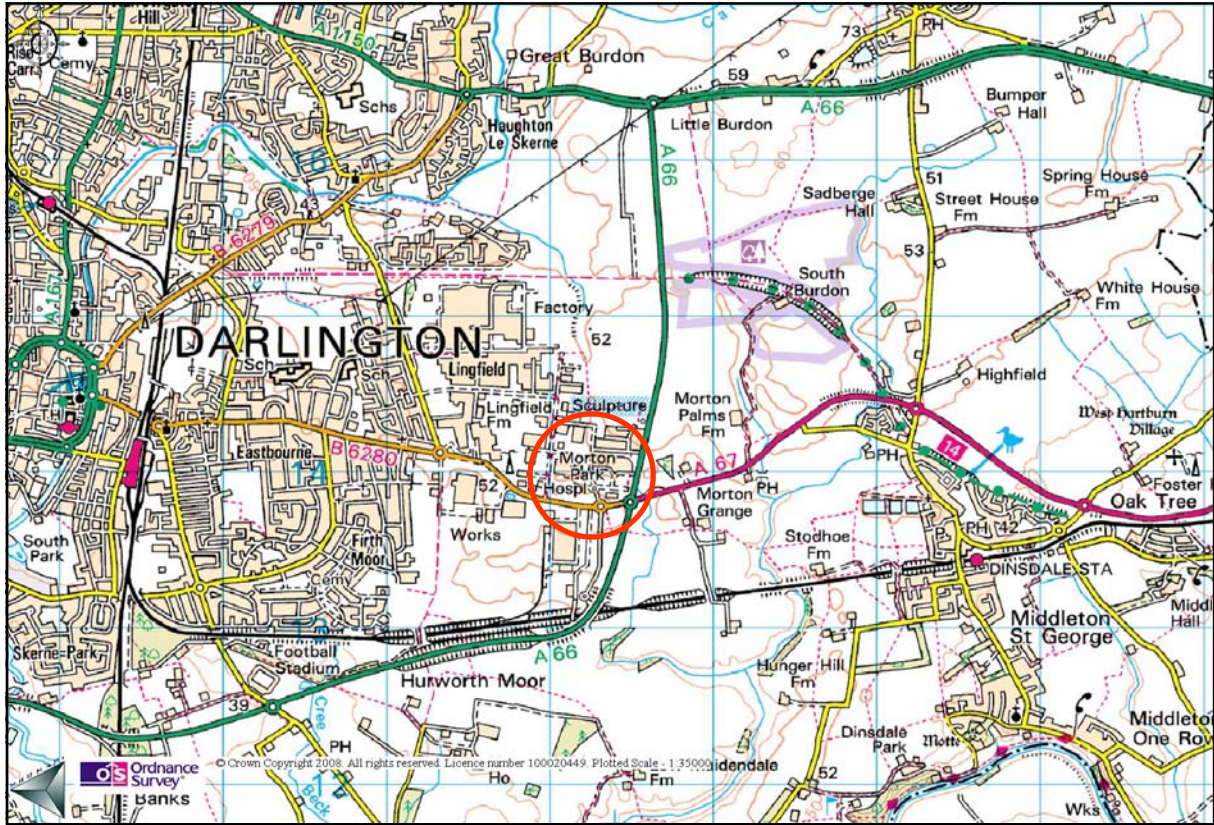
BRISTOL

EDINBURGH

HUNTINGDON

MANCHESTER

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TO LET ON FLEXIBLE TERMS



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