

Modern Warehouse Unit  
**TO LET**

Business Space

**3 MONTHS  
RENT FREE**

On the Instructions of



## DARLINGTON DL3 0YQ

Unit B6, North Road Industrial Estate, Meynell Road



### Accommodation

The unit comprises the following approximate floor areas:

	Sq m	Sq ft
<b>Total Accommodation</b>	<b>188</b>	<b>2,034</b>

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

### Terms

The unit is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rental of £10,500 per annum exclusive.

The initial annual service charge and building insurance will be in the region of £550 and £850 respectively.

### Incentives

An incentive equivalent to 3 months rent free is available subject to covenant status and length of lease, to be given as a reduced rent over the first year of the term.

### 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](http://www.rapleysmorrisons.co.uk)**

### Location

North Road Industrial Estate is located to the east of the A167 North Road, within easy reach of all local amenities and the town centre. The A1(M), Junctions 58 and 59 are approximately 3.5 miles distance.

The Estate is situated next to a busy **Morrisons** food store and petrol filling station and alongside various trade counter operators including **Plumb Centre**.

### Description

The property comprises a modern, end of terrace steel framed warehouse unit, clad in plastic coated steel profile sheeting with feature brick elevations.

The tenant will be granted rights to use the loading area in front of the unit and to park in the designated common parking areas on each side of the entrance to the units.

### Rating

We are verbally advised the Rateable Value for the property is £7,500, the UBR for 2011/2012 being 42.6p.

Interested parties are advised to make their own enquiries to the Local Authority for verification purposes.



**0870 777 6292**  
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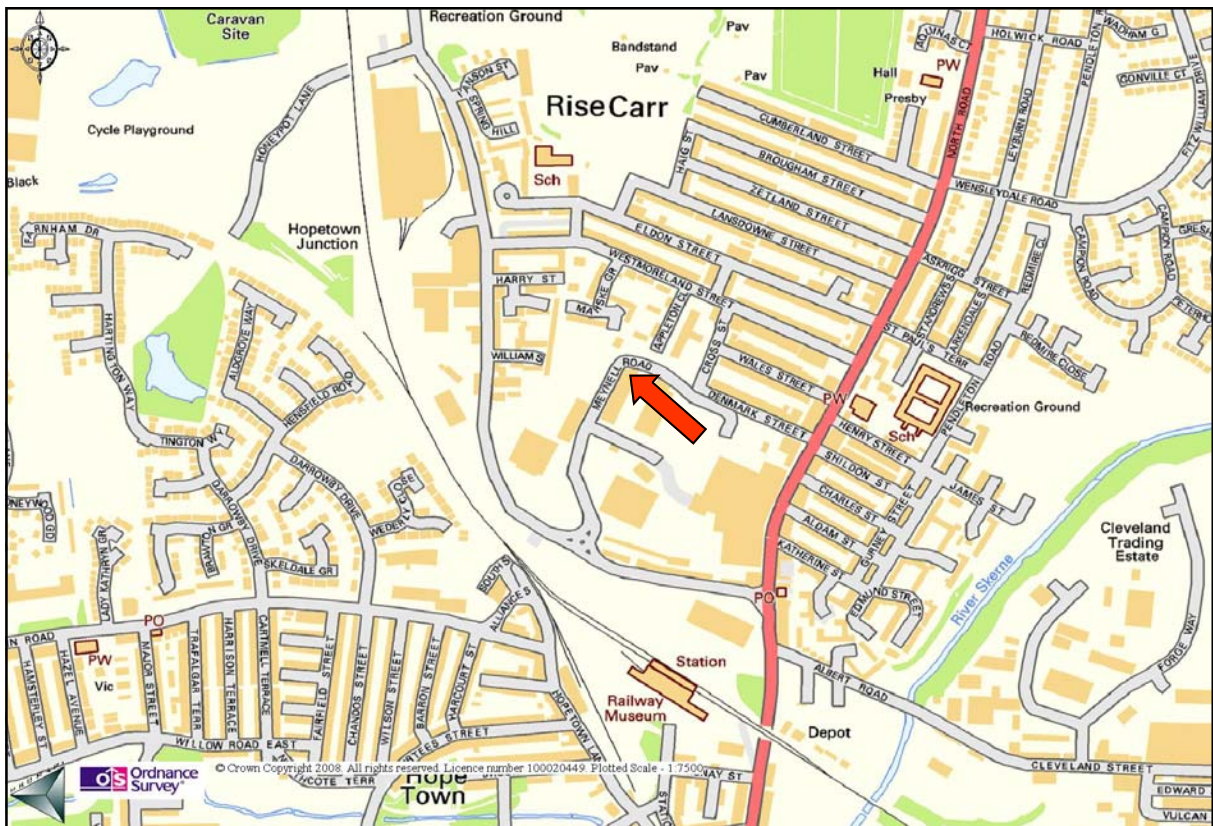
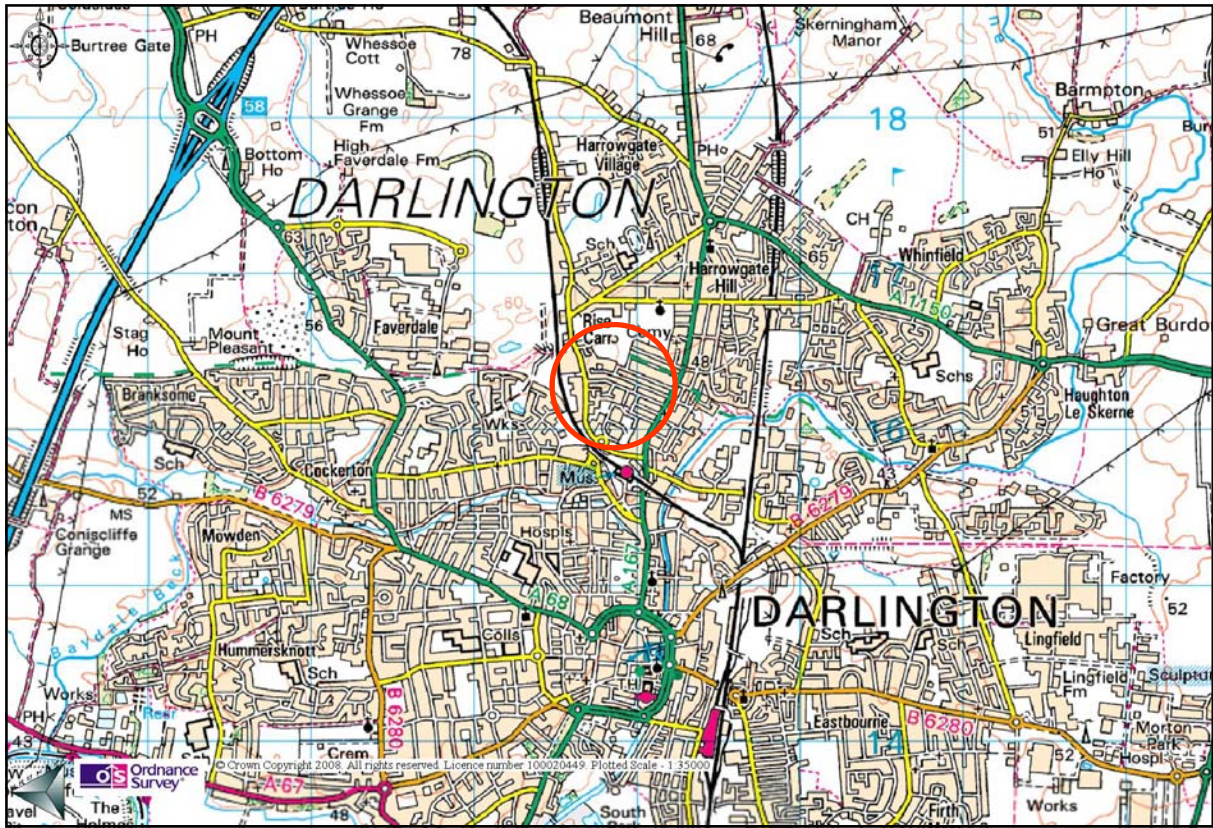
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