

TO LET

Unit 1 Morton Trade Park

Morton Park Way, Darlington DL1 4PT

TRADE PARK LOCATION SUITABLE FOR GYM | SOFT PLAY | ALTERNATIVE TRADE & B8 (STORAGE & DISTRIBUTION) USES



Unit 1

Morton Trade Park



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Built in 2004 Morton Trade Park is an established development in the heart of Morton Park with occupiers including Toolstation, Deluxe Flooring and Oakstone Designs, a bespoke kitchen company.

Location

Darlington is located in County Durham and is a vibrant and active commercial centre in the north east. The town is well connected to the regional and national motorway network being 3 miles east of Junction 57 of the A1(M) which provides access to Newcastle (33 miles to the north) and Leeds/M62 and M1 (60 miles to the south).

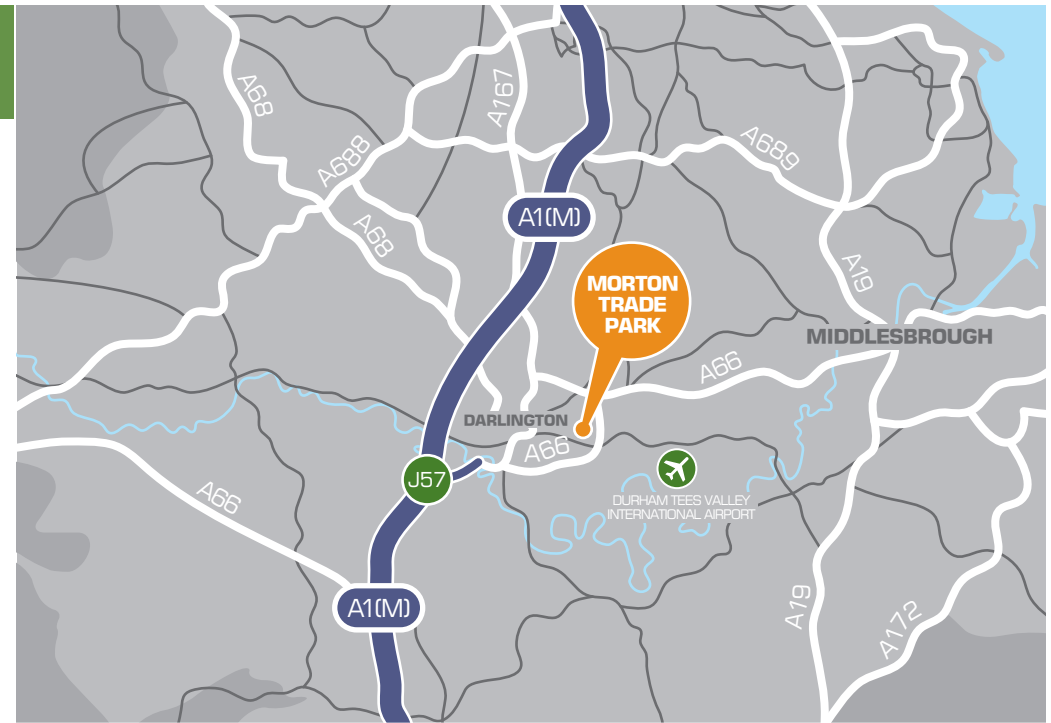
Darlington Train Station provides frequent services to London (fastest journey time of 2 hours 20 minutes) and Edinburgh (fastest journey time of 2 hours) via the East Coast line.

Situation

Morton Trade Park is situated approximately 2.5 miles east of Darlington Town Centre off the B6280 Yarm Road and adjacent to B&Q and Morrisons Supermarket. The property forms part of the 145 acre Yarm Road Business Park which boasts a wide range of retail, trade and leisure occupiers including McDonalds, Travelodge, Toby Cavery, Toolstation, Yesss Electrical, Screwfix and Magnet. Darlington Retail Park close by completes a wider retail offer.

Description

- Steel portal frame construction providing open plan accommodation
- Attractive customer/staff entrance
- Clear internal height - 5.1 m
- Reinforced concrete floor throughout
- Electric sectional up and over loading door
- Secure side and rear yard
- Services including 3 phase electricity, gas and water
- Customer parking



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*Please note that the fixtures and fittings shown in these photographs are not included

Accommodation

The property provides the following approximate GIA:

	SQ M	SQ FT		SQ M	SQ FT
Ground Floor	973	10,475	Secure Yard	680	7,319
Mezzanine*	394	4,245			
Total	1,367	14,720			

*mezzanine is installed as a current "tenant's improvement" and may be retained on a new lease, subject to discussion and agreement with the outgoing tenant.

Terms

The property is available by way of a new FRI lease for a term of years to be agreed at a rental level of £65,000 per annum exclusive of VAT. A service charge is payable to cover external maintenance, details of which are available upon request but currently runs at approximately 60p per sq ft.

Planning

The property currently benefits from a D2 (Assembly & Leisure) consent and has operated as a children's play centre. Units 2-4 operate under a B8 (Storage & Distribution) consent and it is anticipated that a reversion to the B8 consent for Unit 1 would be forthcoming.

VAT

The property has been elected for VAT.

Rates

With effect from 1 April 2017 we understand the property is assessed for rating purposes as follows:

Rateable Value £62,000. The UBR 2017/2018 47.9p

Interested parties should verify the accuracy of this information and rates payable with the local Rating Authority.

Energy Performance Certificate

The Energy Performance Certificate rating for the property is C (56).

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Viewing

Strictly by appointment through the agents:

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