



## **Trade Park Units To Let** **DL3 0XA**

**Units A3 – A5**  
**North Road Trading Estate**  
**Meynell Road, Darlington**

- From 189 sq m (2,034 sq ft) to 679.12 sq m (7310 sq ft)
- Established Trade Park location
- Predominantly retail environment adjacent to Morrisons
- National and regional trade occupiers including Plumb Centre and Edmundson Electrical

**SUBJECT TO CONTRACT**

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## Location

The property is situated within North Road Industrial Estate, approximately 1 mile north of Darlington town centre, with access provided from Meynell Road, off North Road. The immediate area is predominantly retail and trade use, with nearby occupiers including Morrisons food store and petrol filling station, B&Q, B&M Home Store, Topps Tiles and Howdens. The estate itself fronts onto the Morrisons car park and other occupiers include Plumb Centre, Edmundson Electrical and Crossling.

## Description

The estate comprises 12 units contained within two terraces dissected by a service road with access from either end. The units are of steel portal frame constructed with brick/block base walls to dado level, with the upper elevations and roof clad with insulated profile metal sheeting. The roof incorporates insulated translucent skylights. Car parking and loading access is provided to the front of each unit.

The three subject units have been combined to create a single unit but can be divided again with each unit incorporating a customer access door, sectional up and over loading door and WC.

## Accommodation

	sq m	sq ft
Unit A3	246.5	2,652
Unit A4	244	2,625
Unit A5	189	2,034
<b>Total GIA</b>	<b>679.12</b>	<b>7,310</b>

## Terms

Available as a whole or as individual units by way of a full repairing and insuring lease for a term to be agreed.

## Rent

Unit A3	£14,600
Unit A4	£14,450
Unit A5	£11,200

## Business Rates

According to the Valuation Office Agency website the property has a Rateable Value of £23,750. Interested parties speak to the Local Rating Authority to confirm the rates payable on individual units.

## Services

We understand that the property is connected to all mains services.

## VAT

All figures quoted are exclusive of VAT which may apply.

## Energy Performance Certificate (EPC)

The units have been assessed with a rating E-106

## Viewing

Via Agents HTA Real Estate

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