



Industrial

UNIT 7 | CLEVELAND TRADING ESTATE

Cleveland Street, Darlington, DL1 2PB

UNIT 7 | 1,228 SQ FT

Industrial with office

Situated in a premier industrial location, this unit is suitable for a variety of uses to include light industrial, manufacturing, retail warehouse/trade counter or, more simply, safe and secure storage space. This is a secure gated estate benefiting situated in a popular industrial location.

Lease Type

New



Unit Summary

- WC Facilities
- Starter Unit
- Flexible Space
- Storage Unit
- Electric Roller Shutter Door
- Well Maintained Estate

View Floor Plans

View Virtual Tour

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£12,600.00	£10.26
Rates	£2,225.00	£1.81
Maintenance Charge	£2,200.00	£1.79
Insurance	£245.60	£0.20
Total Cost	£17,270.60	£14.06

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

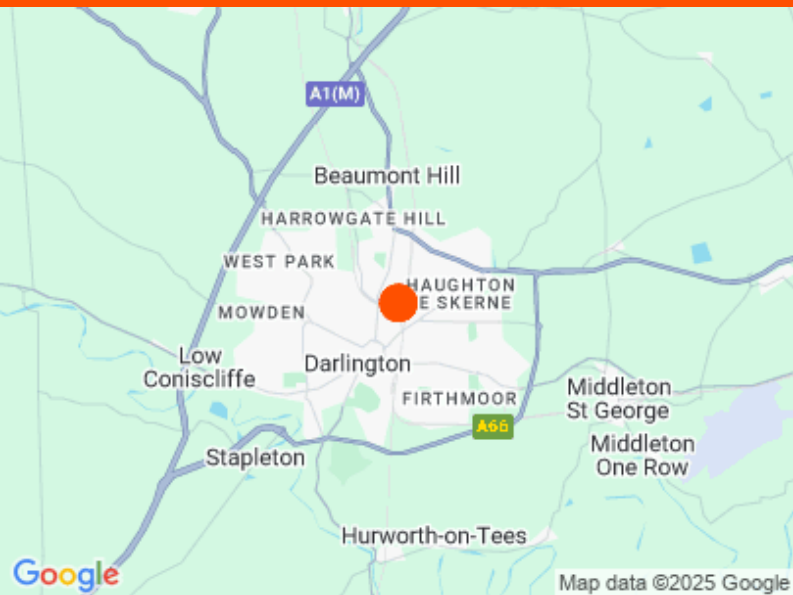
For more info please visit: unit.info/UIP0101660

+44(0) 808 169 7554

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Location

Cleveland Trading Estate is located just off Cleveland Street, approximately 1 mile from Darlington town centre.



Road
A1: 2 miles



Airport
Durham Tees Valley Airport: 6 miles



Rail
Darlington railway: 2 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	D (95)



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Key Contact



Carola Parrino

Customer Engagement Manager

"Carola is our Customer Engagement Manager for our properties in North East of England. Please contact Carola if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Indurent."



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