

**TO LET**  
**INDUSTRIAL & OFFICE UNITS**  
**FAVERDALE INDUSTRIAL ESTATE**  
**DARLINGTON**



**NEWLY REFURBISHED ACCOMMODATION**  
**FLEXIBLE INDUSTRIAL & OFFICE SPACE TAILORED TO**  
**INDIVIDUAL OCCUPIERS NEEDS**  
**SECURE OPEN STORAGE FACILITIES AVAILABLE**

## LOCATION

The site is strategically located on the well established Faverdale North Estate which lies on the north western outskirts of Darlington Town Centre and benefits from excellent communication links notably Jct 58 of the A1(M).

The estate comprises of both regional and national operators including both Argos and Aldi Distribution centres.

## DESCRIPTION

The facility provides a range of industrial and office accommodation on a site of approximately 3 acres. The industrial space has been refurbished to provide a range of flexible space each with the benefit of roller shutter doors and additional personnel access with WC and ample parking provision, available for immediate occupation.

The office accommodation is currently under refurbishment but will also provide high quality space with a range of sizes available to be tailored to individual occupiers needs.

The site is fully secure being palisade ring fenced with the addition of security lighting and cameras in operation. There is the opportunity to utilise a portion of this yard for open storage purposes if required.

## ACCOMMODATION

(All measurements are approximate and given in accordance with the RICS Code of Measuring Practice)

The premises provide flexible space which can accommodate the specific requirements of occupiers. Sizes range from:

Industrial:	116m <sup>2</sup> - 929m <sup>2</sup>	(1,250ft <sup>2</sup> - 10,000ft <sup>2</sup> )
Offices:	18.5m <sup>2</sup> - 464.5m <sup>2</sup>	(200ft <sup>2</sup> - 5,000ft <sup>2</sup> )

In addition land for secure open storage is available.

## SERVICES

We understand that the premises benefit from mains water, drainage and a 3 phase electricity supply.

## RENT & LEASE TERMS

The premises are available by way of new lease agreements (terms to be agreed) with flexible short or long term occupation provided for. In respect of quoting rents, please contact the agents to discuss your requirements.

## BUSINESS RATES

The premises will need to be separately assessed for rating purposes.

## LEGAL COSTS

Each party is to be responsible for their own costs incurred.

## VIEWING

Viewing is strictly by appointment through the Agents:

**Chris Herron - 01609 770677    [ch@andersonmckenzie.co.uk](mailto:ch@andersonmckenzie.co.uk)**