

TO LET

PROPERTY SUMMARY

- Located in an established commercial location
- Total accommodation 7,588 ft²
- Loading / parking facilities to the front of the unit
- Rental offers invited based on £12,500 per annum

Warehouse / Industrial Unit

15 Banks Road, Darlington, DL1 1YF



Dodds Brown
Chartered Surveyors and Property Consultants

Location

The property is situated to the rear of Pickford's Removals premises on the west side of Banks Road off McMullen Road, approximately 1 mile to the east of Darlington Town Centre.

This is an established commercial location with good access to the major road links throughout the North East.



Description

The property comprises a steel framed building clad to eaves under a pitched profile roof. The unit provides warehouse / workshop facilities with access via a vertical roller shutter door.

The front of the unit provides loading / parking facilities.

Accommodation

Unit	m ²	ft ²
Workshop / warehouse	705	7,588
Total	705	7,588

Rates

We have been verbally advised by the local authority that the current rateable value is £15,250.

The current UBR (Uniform Business Rate) is 49.0 pence in the pound for the 2016-2017 period. Enquiries regarding the actual amount payable should be directed to Darlington Council on 01325 388 379.

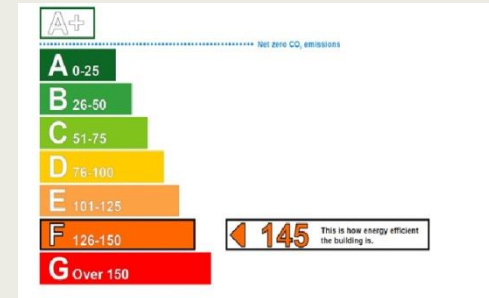
Terms

The unit is available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

Rental offers are invited based on £12,500 per annum exclusive.

Energy Performance Certificate

This property has an energy assessment rating of F(145). A full copy of the EPC is available upon request.



VAT

All offers where made silent of VAT, will be deemed to be exclusive thereof.

Legal Costs

The ingoing tenant will be responsible for our client's reasonable legal costs in connection with the transaction

Further Information

Strictly through the Sole Agents Dodds Brown.

 Dodds Brown

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