


Industrial

# Unit 2 | Cleveland Trading Estate

 Cleveland Street, Darlington, DL1 2PB

## Unit 2 | 1,229 sq ft

Industrial Unit coming soon

This Unit is situated in a premier industrial location, and 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

- 24 Hour Access
- LED Lighting
- Secure Estate
- Well Maintained Estate
- Car Parking
- WC facilities

### Occupational Costs


	Per Annum	Per Sq Ft
Rent	£12,900.00	£10.50
Rates	£2,368.80	£1.93
Maintenance Charge	£2,200.00	£1.79
Insurance	£245.80	£0.20
<b>Total Cost</b>	<b>£17,714.60</b>	<b>£14.41</b>

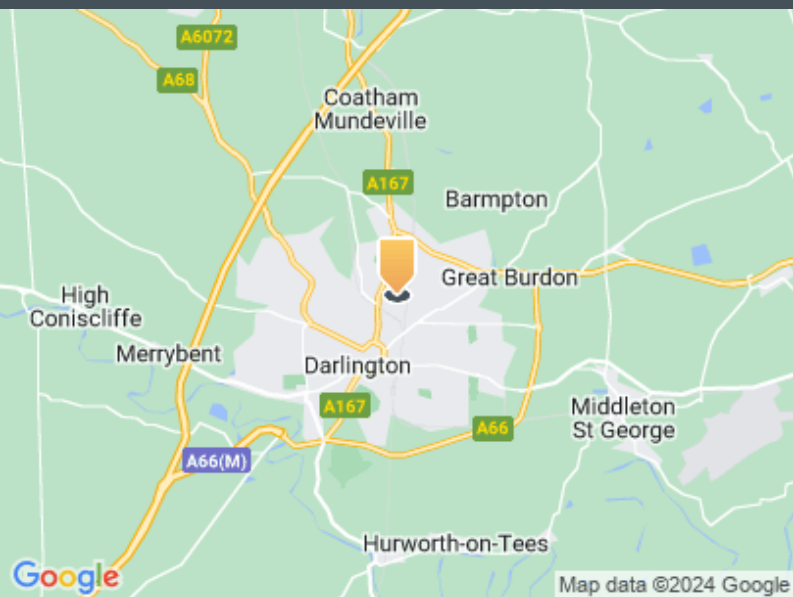
Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you 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/UIP0101659](http://unit.info/UIP0101659)

**+440 808 169 7554**

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## Location

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



### Road

The site benefits from excellent road communications with Junction 58 of the A1 located 2.5 miles north west giving access to M1 and M62.



### Airport

Durham Tees Valley Airport is situated around 6 miles east of the estate.



### Rail

The site benefits from excellent road communications with Junction 58 of the A1 located 2.5 miles north west giving access to M1 and M62.

## 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	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	E (119)

## 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 Industrials."



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