

UNIT 3, NESTFIELD INDUSTRIAL ESTATE, DARLINGTON, DL1 2NW

TO LET – LIGHT INDUSTRIAL UNIT



THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

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www.thomas-stevenson.co.uk

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LOCATION

The premises are located on Nestfield Industrial Estate which is directly accessed off Allan Street and provides access to Barton Street and Haughton Road / B6279, a main thoroughfare from the east into Darlington town centre.

Nestfield Industrial Estate is situated to the north of Darlington town centre, south of Cleveland Trading Estate, in a predominantly industrial area. The property has good road communication to the A66 in the east and A1 to the west. The town also benefits from a train station that is situated on the LNER main line.

The property is situated to back of the secured estate which is home to a number of local occupiers including: Tees Valley Fire Protection Ltd, Screentech North East, Darlington Auto Centre and Darlington Glazing and Windows.

DESCRIPTION

The premises comprise an end terraced light industrial unit arranged to provide a ground floor workshop, mezzanine floor and staff amenities.

The workshop can be accessed via roller shutter doors or a pedestrian entrance.

TENURE

The premises are available to let on a on a new FRI lease for a term of years to be agreed at a rental of £6,250 pa + VAT.

The property is available from 25 April 2026.

ACCOMMODATION

The approximate areas are as follows:

Workshop	107.90 sq m	(1,161 sq ft)
Mezzanine	14.59 sq m	(157 sq ft)
WC		
Total	122.49 sq m	(1,318 sq ft)

RATING ASSESSMENT

The property has a rateable value of £5,800. The property is therefore subject to Small Business Rates Relief. Interested parties should contact Darlington Borough Council for the exact rates payable.

SERVICE CHARGE

The property is subject to a service charge of circa £1,000 per annum which contributes to the maintenance and upkeep of the communal areas, access road and on-site security.

VAT

The property is elected for VAT.

VIEWING

Please contact Jack Robinson on
jack@thomas-stevenson / 01642 713 303

Subject to Contract

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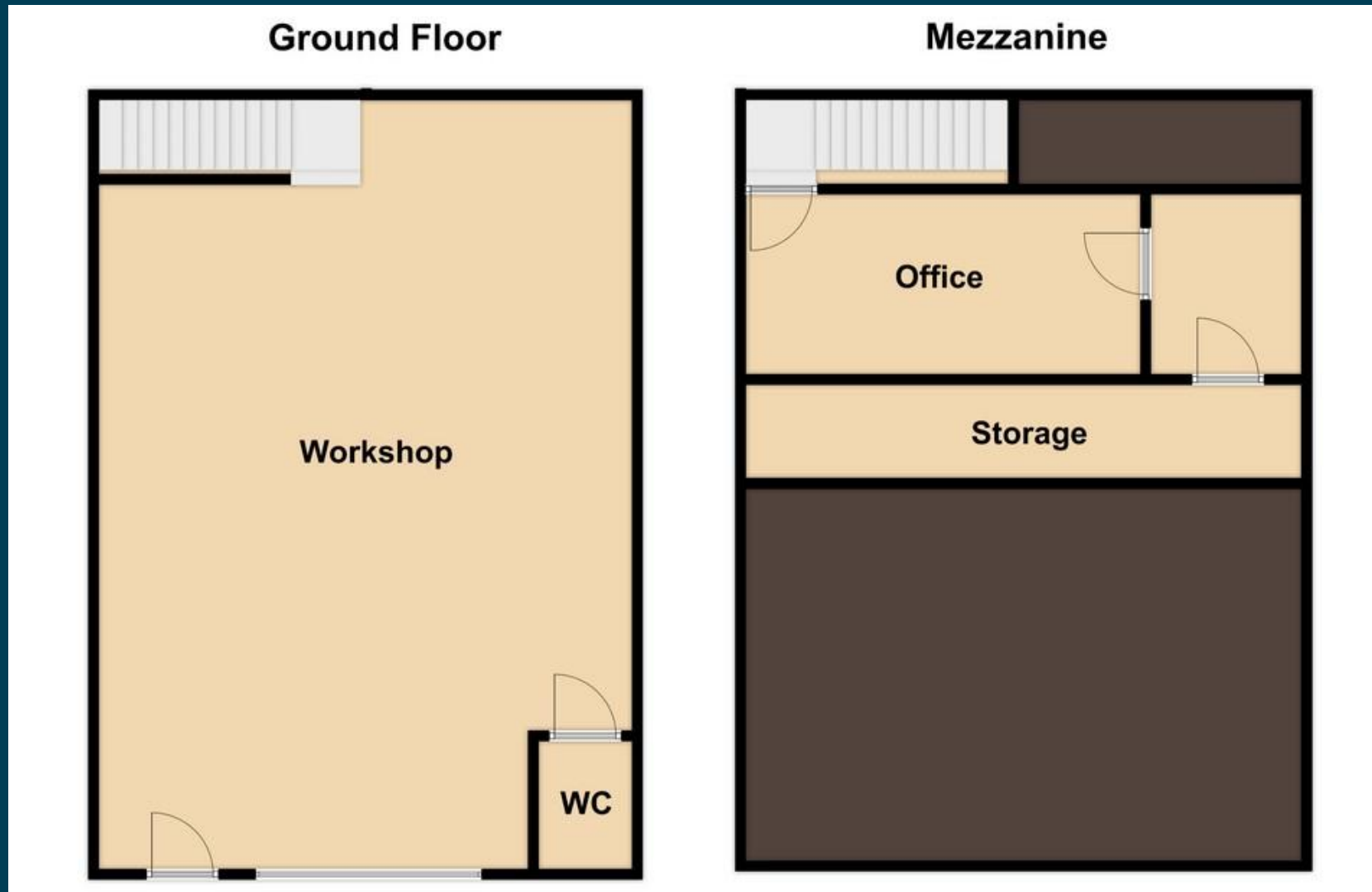
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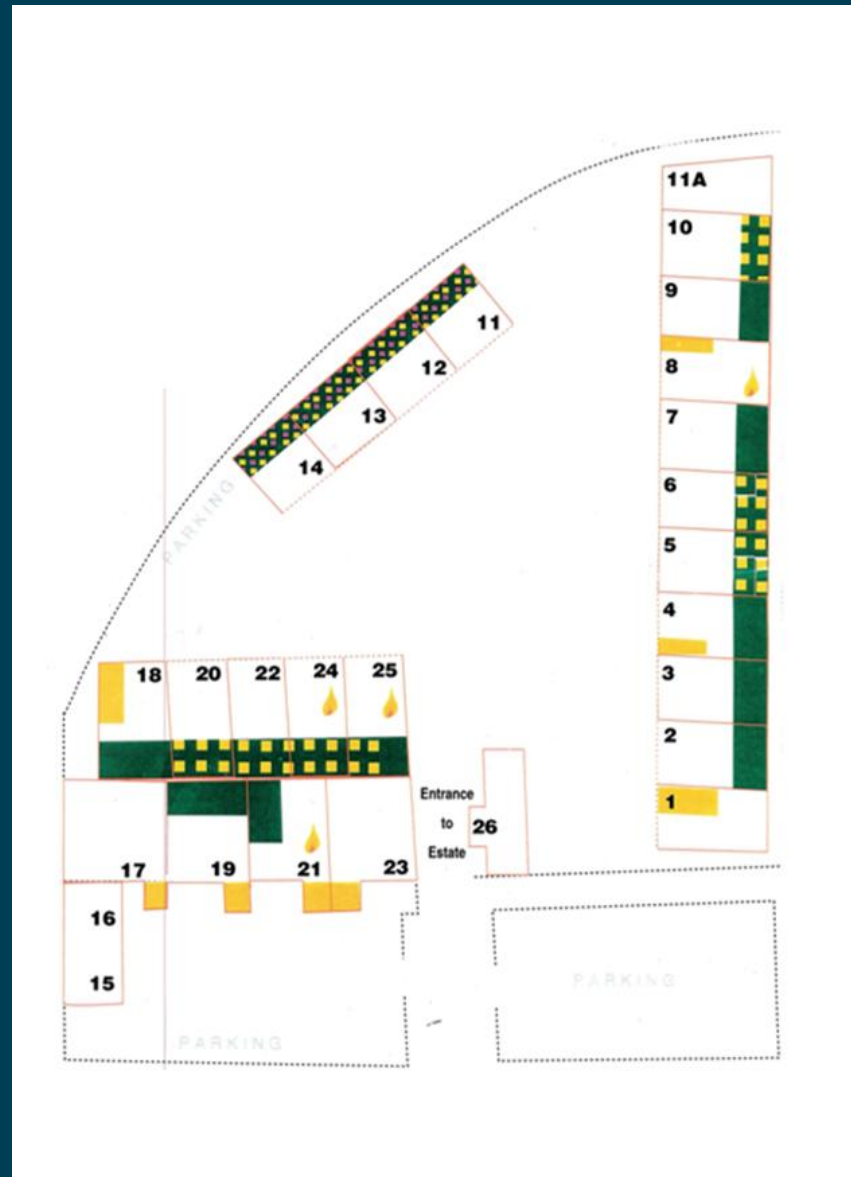
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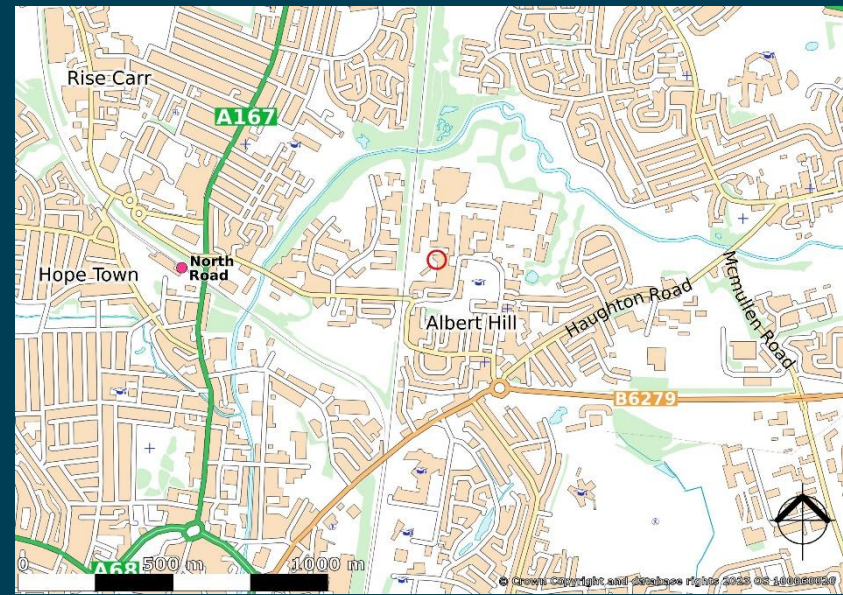
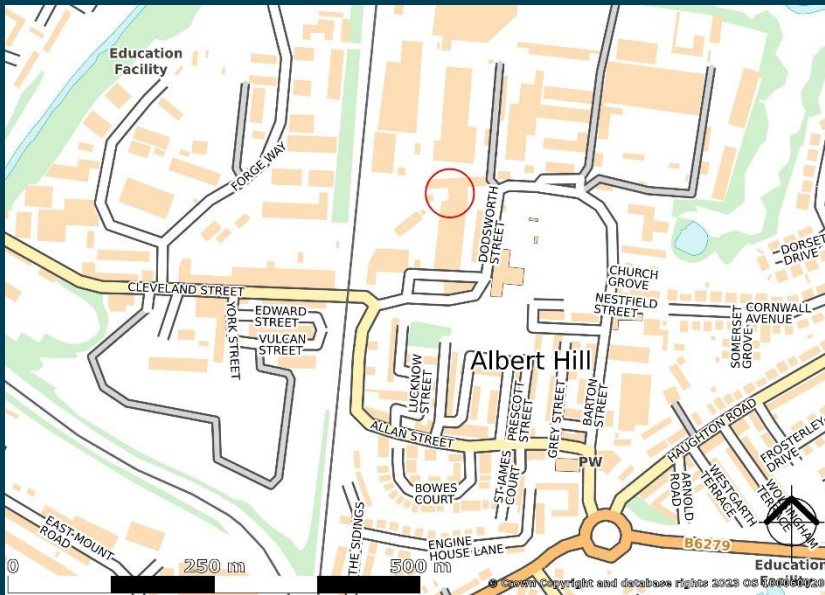
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Energy performance certificate (EPC)

UNIT 3 NESTFIELD INDUSTRIAL ESTATE DODSWORTH STREET DARLINGTON DL1 2NW	Energy rating D	Valid until: 29 July 2031
		Certificate number: 2252-2402-1890-4638-4731

Property type: **B8 Storage or Distribution**
Total floor area: **167 square metres**

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.
The better the rating and score, the lower your property's carbon emissions are likely to be.

Under 0	A+
0-25	A
26-50	B
51-75	C
76-100	D (Score: 30)
101-125	E
126-150	F
Over 150	G

How this property compares to others

Properties similar to this one could have ratings:

If newly built	36 B
If typical of the existing stock	106 E

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- (iii) No employee of Thomas Stevenson has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the authority.
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