

# TO LET

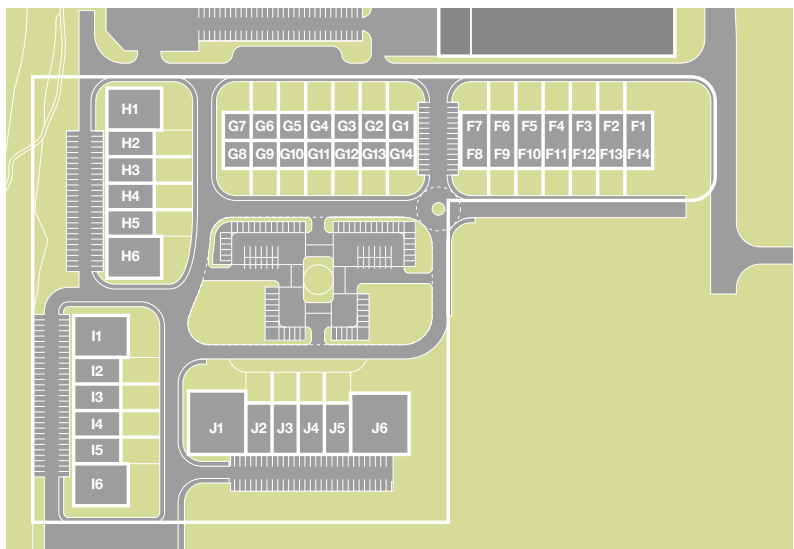
Morton Park Way  
Darlington  
County Durham  
DL1 4PG

142 sq m  
(1,533 sq ft) to  
437 sq m  
(4,704 sq ft)

▶ Industrial/warehouse units



Darlington has a long history of invention and innovation. It is a vibrant town with excellent local amenities, situated at the Western end of the Tees Valley, with major highways such as the A1(M) and A66 providing fast communications within the area and to the rest of the country. Darlington's railway station is part of the main East Coast Rail Network, and provides rapid and regular connections southwards to London (twice an hour direct to King's Cross taking less than 2.5 hours) and northwards to Edinburgh in a little over two hours.



Morton Park Way is in a strategic location within close proximity of the new Eastern Corridor Relief Road east of Darlington Town Centre, providing excellent access to the regional road network. The units are situated to the rear of Morrisons Supermarket and B&Q at Morton Park, which is accessed directly off Yarm Road, and approximately 2 miles from Darlington Town Centre.

### ACCOMMODATION

	Sq ft	Sq m
Warehouse	1,533	142
Warehouse	2,651	242
Warehouse	4,704	437

### SPECIFICATION

To be comprehensively refurbished to provide:

- End-of-terrace industrial/warehouse unit
- Steel portal framed
- Dedicated offices, WCs
- Generous loading and car parking

### BUSINESS RATES

Tenants will be responsible for payment of business rates direct to the local authority.

Further information is available upon application.

### TERMS

The units are available to rent on the basis of a new Full Repairing and Insuring lease. Rent on application.

### EPC

Available on request from the agent.

### VIEWING

For further information or to arrange a viewing, please contact the letting agent.



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Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. CPNE/Hollister HD2082 09/17