



FOR SALE/TO LET

LARGE MANUFACTURING WAREHOUSE WITH OFFICES
37,653.22 Sq Ft

- Substantial warehouse with offices
- Extensive yard area - 22,763 sq. ft
- 76 parking spaces to the front
- Total site area - 5.17 acres
- Undeveloped land to the side - 2.45 acres
Available separately or combined with building
- Available from May 2026

Innovation House, Centurion Way, Darlington, Durham, DL3 0UP

E: prop@doddsbrown.co.uk | T: 01642 244 130



Dodds Brown
Chartered Surveyors and Property Consultants

INNOVATION HOUSE, CENTURION WAY, DARLINGTON, DURHAM, DL3 0UP

Location

The unit is situated off the roundabout between Rotary Way and Centurion Way within Faverdale East Business Park.

Faverdale East Business Park is strategically located on the northwestern outskirts of Darlington Town Centre, opposite the well-established Faverdale Industrial Estate. It enjoys direct access to the A1(M), junction 58.

The property is located approximately 3 miles from Darlington town centre with Middlesbrough being 18 miles to the east.

Direct trains to London Kings Cross run from Darlington Train Station and take approximately 2 hours 30 minutes.

Nearby occupiers include Aldi distribution centre, Argos & Sainsburys distribution centre and ZyroFisher.

Description

The unit comprises a substantial manufacturing unit of steel construction with corrugated steel cladding under a pitched roof and comprises 3 loading bays with roller shutters. Bay 3 includes a 4m deep testing pit.

The main warehouse has an eaves height of 7.6m with the rear bay being 11.9m

The adjoining office is of steel portal frame construction under a pitched roof and benefits from a range of staff facilities.

The offices are fully air conditioned with suspended ceilings and recessed lighting.

Externally there is an extensive yard area to the rear and parking for approx. 76 vehicles to the front of the site.

Accommodation

	Sq Ft	Sq M
Warehouse	27,699.96	2,573.33
GF offices / storage	4,648.11	431.81
Mezzanine	687.81	63.9
FF offices	4,617.32	428.95
TOTAL	37,653.22	3,497.98

Business Rates

The valuation office website shows a 2023 rateable value of £191,000 per annum.

The current UBR (Uniform Business Rate) is 55.5 pence in the pound for the 2025-2026 period. Enquiries regarding the actual amount payable should be directed to Darlington Borough Council on 01642 01325 405666.

Tenure

The property is current subject to a lease which expires in May 2026 when vacant possession can be obtained.

Terms

Leasehold

Leasehold offers invited based on £265,000 per annum exclusive

Freehold

Freehold offers invited based on £3,000,000 for the building.

Freehold offers invited, by way of separate negotiation, based on £300,000 for the undeveloped land to the side of the building, outlined in blue.

Energy Performance Certificate

This property has a rating assessment of B(45). 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.

Additional Information

Price

£3,000,000

Rent

£265,000 Per Annum

Legal Costs

Each party to bear their own legal costs in connection with this transaction.

Viewing

Viewing is strictly by prior appointment please see the below contact details for further information.

Richard Wilson

r.wilson@doddsbrown.co.uk



Disclaimer: These particulars are for general information purposes only and do not represent an offer of contract or part of one. Dodds Brown LLP has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assumed that the property has all necessary planning, building regulations or other consents and AP property have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise.

