

**TO LET - £25,000 per annum, exclusive**

**St Nicholas Industrial Estate**

**Albert Hill, Darlington, Co Durham, DL1 2NG**

**Secure Compound – 1.63 acres**

**CARVER**  
COMMERCIAL  
CHARTERED SURVEYORS  
& PROPERTY CONSULTANTS



## SITUATION/LOCATION

The compound is situated within Albert Hill Trading Estate approximately 1 mile north of Darlington town centre and accessed via a tarmac road between Ducks Carpets and SML Motor Vehicle Services. Albert Hill and Cleveland Trading Estates incorporate a diverse variety of occupiers including Euro Car Parts, Mech-Tool Engineering and Henry Williams among others. The location affords swift access to the A66 and A1M providing convenient links to the surrounding commercial districts. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough, 20 miles south of Durham and 30 miles south of Newcastle.

## DESCRIPTION

Surfaced compound enclosed via concrete wall with water and electricity.

Total site area approx. 1.63 acres

## TENURE

Leasehold

## LEASE TERMS

A new lease is available on standard full repairing and insuring terms. Length of lease negotiable.

## COSTS

The incoming tenant will be responsible for Landlord's reasonable legal costs plus VAT.

## APPLICATION FEE

Where the undertaking of references is carried out by the Agent an application fee is payable by the applicant for the lease. Please ask agent for further information.

## RATEABLE VALUE

The Valuation Office Agency website lists the rateable value with effect from April 2017 as follows:-  
£TBC

## VAT

We are advised by our client that VAT is applicable to the rent.

## VIEWING

Strictly by appointment only through agents.



**18 St Cuthberts Way**  
**Darlington,**  
**County Durham**  
**DL1 1GB**  
**Telephone: 01325 466945**

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