



To Let

Unit 11 Evolution Business Park, Barrington Way, Darlington, DL1 4FA

- 140.65 sq m (1,514 sq ft)
- Modern Warehouse/industrial unit
- Suitable for alternative uses (subject to the necessary consents)
- Established location

Contact: Richard Scott
Email:
richard@htare.co.uk
Tel: 07787 697757

HTA Real Estate
Floor A,
Milburn House,
Dean Street,
Newcastle upon Tyne
NE1 1LE
T: 0191 245 1234

Location

Evolution Business Park is strategically located on Yarm Road Business Park east of Darlington Town Centre, providing excellent access to the regional road network.

The units are accessed directly off Yarm Road via the Travel Lodge and Toby Carvery. The site is approximately 2 miles from Darlington Town Centre.

Description

The unit comprises the following specification:

- Steel portal frame construction
- Electrically operated insulated sectional door
- Floor loading of 30KN/m²
- Minimum eaves height of 4.05m
- Solar reflective glazing
- External LED Lighting to service yard
- Designated car parking and visitor spaces
- Cycle parking

Accommodation

The property comprises the following Gross Internal Area:

140.65 sqm (1,514 sq ft)

Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed

Rent

£15,000 per annum exclusive

Business Rates

The property in the 2026 Rating list at a Rateable Value of £11,50 so it qualifies for small business rates relief.

Interested parties should speak to the Local Rating Authority to confirm the rates payable.

Energy Performance Certificate (EPC)

The premises has an EPC Rating of B(31).

A copy of the EPC is available on request

Services

We understand the property benefits from all mains services. All interested parties must make their own investigations into the service provisions.

VAT

All figures quoted are exclusive of VAT which may apply.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Anti Money Laundering

Under UK regulations we are obliged to confirm the identity of all parties in an agency transaction. You may therefore be asked to provide appropriate documentation to enable us to complete online identity verification.

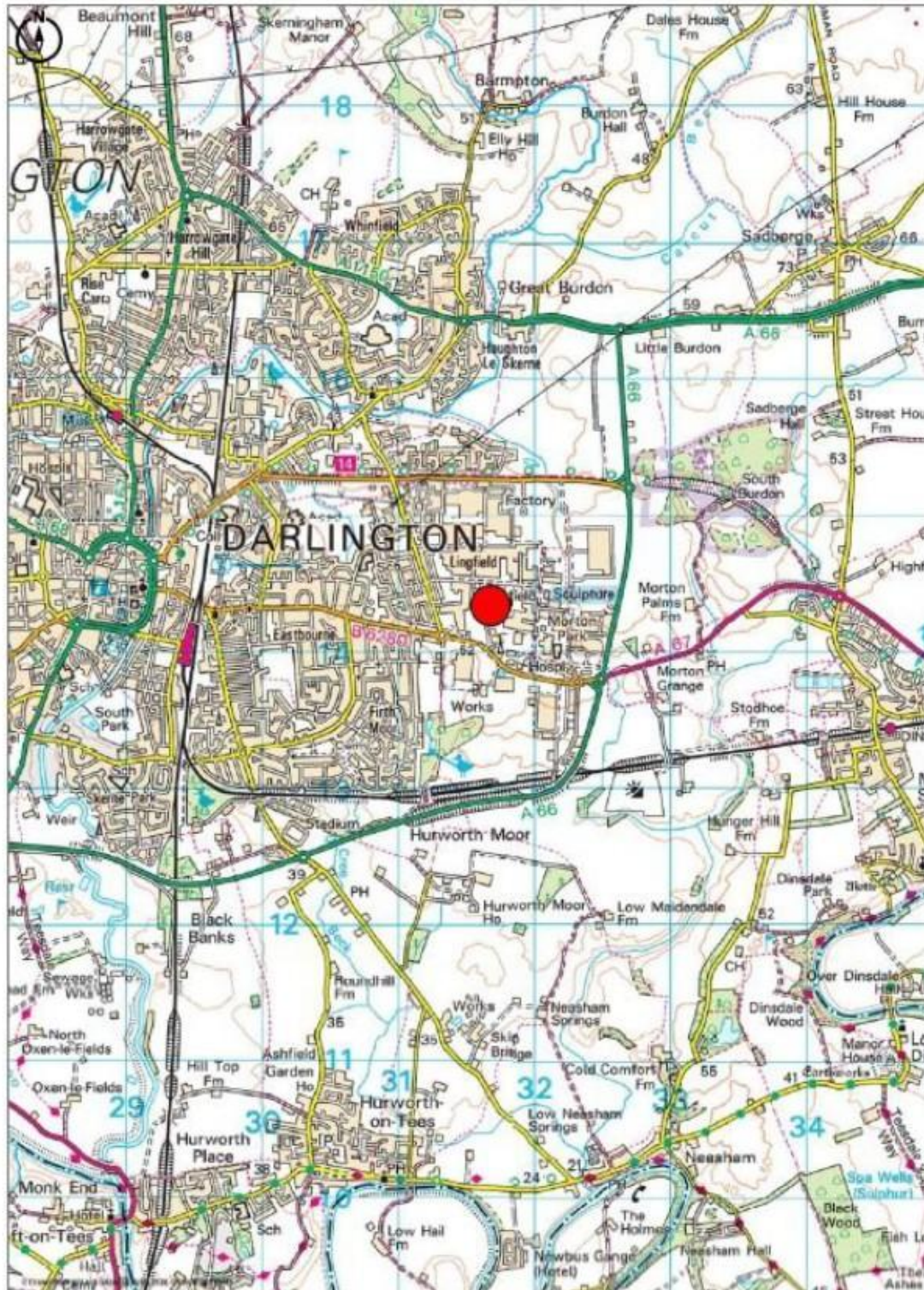
Viewing

Via Agents HTA Real Estate: -

Contact: Richard Scott
Email: richard@htare.co.uk
Tel: 07787 697 757

Contact: Nick Atkinson
Email: nick@htatre.co.uk
Tel: 07950 319060





Promap

LANDMARK INFORMATION

© Crown Copyright and database rights 2026. OS AC0000813445
Plotted Scale - 1:50000. Paper Size - A4