TO LET – £15,000 per annum, exclusive

Unit A6, North Road Trade Park, Meynell Road, Darlington, Co. Durham, DL3 0XA

Versatile Trade / Light Industrial Premises – 1,999sq.ft.

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RICS

SITUATION/LOCATION

North Road Trade Park is a prominent and well-established trade park situated approximately 1 mile north of Darlington town centre. Occupiers on the parade include Electric Centre, Wolesley, Eurocell, Brewers and Crossling among other trade related businesses. Wider occupiers in the vicinity include Morrisions Food and Fuel Store, B&M, McDonalds, Topps Tiles, Howdens and City Electrical Factors amongst a diverse variety of other businesses including Hopetown Railway Museum and visitor attraction. North Road Trade Park is accessed via Meynell Road which lies adjacent to North Road (A167) providing an arterial route to Darlington town centre from the A1(M). Access to the A66 is available within a short driving distance via Haughton Road (B6279) providing links east/ west. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

DESCRIPTION

North Road Trade Park comprises 12 units of a similar specification constructed 1990 (approx.).

The units are of steel portal frame construction with profile sheet cladding to elevations held under dual pitched roofs incorporating translucent roof lights.

Each unit is served with an electrically operated up and over door, three phase power supply and wcs.

Externally there is parking provided directly in front of the unit and the tenant will be granted a right to park 3 vehicles in the communal car park at the entrance to the estate.

TENURE

Leasehold. A new lease is available drawn on stand full repairing and insuring terms for a term of years to be agreed.

SERVICE CHARGE

A service charge is payable towards common repair and upkeep. Further information is available via the Agent.

ACCOMMODATION

Gross Internal Area	185.74sq.m.	1,999sq.ft.

Max Eaves: 5.94m Max Ridge: 7.66m

COSTS

Each party shall be responsible for their own legal and professional costs incurred within this transaction.

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

From 1st April 2026: £12,000

The property falls within the threshold for small business relief and eligible occupiers should benefit from relief from business rates. Interested parties are advised to direct further enquiries to the Local Rating Authority.

VAT

VAT is applicable to the rent and service charge.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

B-45







18 St Cuthberts Way, Darlington,
County Durham, DL1 1GB
Telephone: 01325 466 945
enquiries@carvercommercial.com

IMPORTANT NOTICE: whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. The Agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

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*STOCK IMAGERY RETAINED BY AGENT





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