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TO LET
Leasehold

Detached warehouse with yard

33 Kellaw Road, Darlington, Co Durham, DL1 4YA

Gross internal area 805.9sq.m. (8,671.48sq.ft.)



Rent £25,000 per annum, exclusive

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SITUATION/LOCATION

The property is situated on Kellow Road (R/O Carpet Time), accessed from Allington Way within Yarm Road Business Park. The area is a popular and expanding business location situated approximately 2 miles east of Darlington town centre with fantastic transport links via the A66 to the surrounding Tees Valley. Yarm Road Business Park incorporates a wide variety of occupiers including EE, Northgate PLC, Highways England and JLM Global Foods.

PREMISES

The property is a detached warehouse of steel portal frame construction with blockwork and profile sheet cladding to elevations. There is vehicular access via a roller shutter door and the property incorporates a three phase power supply and mezzanine. There are partition offices on the ground floor and on the mezzanine together with male and female WC facilities. Externally there is a substantial hardstanding yard providing ample parking.

ACCOMMODATION

The accommodation briefly comprises:-

Warehouse 584.3sq.m. (6,287.07sq.ft.)

Kitchen 16.49sq.m. (177.43sq.ft.)

Mezzanine 205.11sq.m. (2,206.98sq.ft.)

Total site area approx. 1,913.38sq.m. (0.47 acres)
**Measured from Promap Mapping Services*

Max eaves height 5.05m

Max ridge height 5.81m

TENURE

Leasehold

LEASE TERMS

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

COSTS

The incoming tenant will be responsible for the Landlord's reasonable legal cost plus VAT in 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

We understand from our investigations on the VOA website that the property is listed in the current rating list from 01 April 2017 at £18,500

VAT

Any reference to price, premium or rent is deemed to be exclusive of VAT (if applicable) thereon. Where rents are quoted as inclusive figures this does not include VAT. Interested parties should clarify the incidence of VAT in any event with their legal advisors.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

D - 86



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