

Available Quarter 1 -2025

TO LET

Brand New Industrial Units

NL Business Park, Forge Way, Cleveland Trading Estate
Darlington DL1 2PE

Units from; 170.99 sq m (1,841 sq ft) – 625.40 sq m (6,730 sq ft)

CONNECT NORTH EAST
PROPERTY
01642 602001

LOCATION

The property is located on the front of Cleveland Trading Estate, providing good access to the Darlington Town Centre via the A167 North Road and the A66.

DESCRIPTION

The development comprises 3 brand new terraces of industrial units.

ACCOMMODATION / RENT

The units have the following approximate gross internal floor areas:

Description	Sq m	Sq ft	Rent (pa)
Unit 1A	625.40	6,730	LET
Unit 2A	502.61	5,410	£46,000
Unit 3B	341.16	3,672	£33,000
Unit 4B	170.99	1,841	£18,400
Unit 5C	205.39	2,211	£19,900
Unit 6C	205.39	2,211	£19,900
Unit 7C	205.39	2,211	£19,900

Units can be let individually or combined as one.

TERMS

The units are available on new FRI terms.
All rents quoted are exclusive of VAT, Business Rates, Service Charge and Insurance.

SERVICE CHARGE

There will be a service charge levied in connection with the common parts.

ENERGY PERFORMANCE CERTIFICATE

The EPC's will be assessed upon completion.



RATING ASSESSMENT

The rateable values will be assessed upon completion of the development:

VIEWING

Strictly through the joint agents;



Jonathan Simpson ddl: 01642 704 931

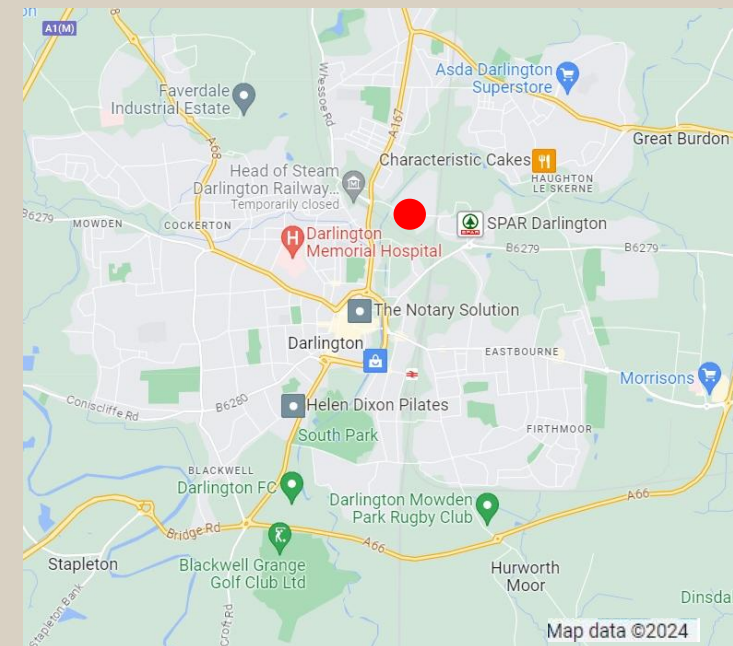
Email: jonathan@cpne.co.uk

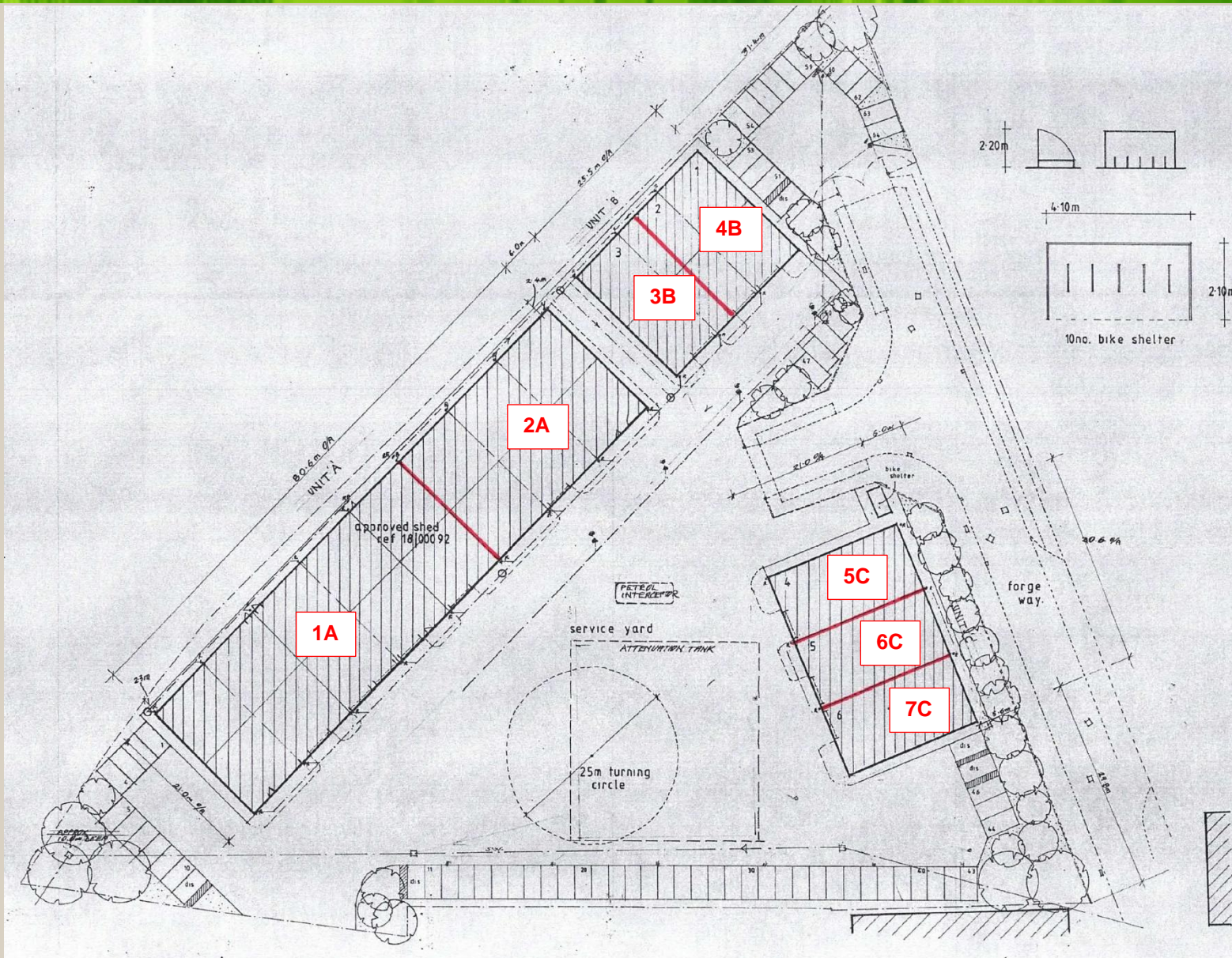
or



Andrew Steel ddl: 0113 234 8999

Email: andrew@michaelsteel.co.uk





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