

# to let



*The industrial property specialists*

**UNIT 3  
HENSON PARK  
HENSON ROAD  
YARM ROAD BUSINESS PARK  
DARLINGTON  
DL1 4QD**



- SELF CONTAINED WORKSHOP / WAREHOUSE SET WITHIN A SECURE FENCED AND GATED SHARED COMPOUND.
- UNIT C – GIA: 1,356.44 M<sup>2</sup> (14,600 SQ FT)
- EXCELLENT COMMUNICATION LINKS TO THE SURROUNDING ROAD NETWORK
- RENT: £55,000 PA EXC

**[www.frewpain.co.uk](http://www.frewpain.co.uk) t: 0191 229 9517 e: [james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)**



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property  
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Frew Pain & Partners, Collingwood Buildings,  
38 Collingwood St, Newcastle upon Tyne, NE1 1JF

## LOCATION

The subject property is located on Henson Road, Yarm Road Business Park, Darlington.

Henson Road lies adjacent to Allington Way and forms part of Yarm Road Business Park, Darlington's premier trading estate.

Yarm Road Business Park lies approximately 2 miles east of Darlington town centre and provides good access to the A66, which links with the A1(M).

Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham. Teesside International Airport lies approximately 4 miles East.

The surrounding area is mainly industrial and mixed commercial.

The exact location is shown on the attached location plan.

## DESCRIPTION

The property offers a self-contained workshop / warehouse, with car parking. Situated to the rear of the main block the property offers shared access from a secure automatic gated entrance (cross hatched blue on plan).

Constructed of concrete framed design with part

brickwork walls and insulated cladding to all elevations with roof over incorporating roof lights.

Internally the property offers an open plan facility with concrete floors and LED lighting, benefiting from an effective eaves height of 3.6m (Apex 5.1m). Vehicular access is via an automatic security roller shutter (3.8m by 3.5m).

Externally there is designated car parking within a shared secure and gated compound.

## ACCOMMODATION

From onsite measurements we understand the property has the following GIA:

### Unit 3

Workshop / warehouse  
(inc WC facilities)

1,356.44 m<sup>2</sup>

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**TOTAL GIA**      **1,356.44 M<sup>2</sup>**  
**(14,600 SQ FT)**

## SERVICES

All main services are connected to the site including electric, water and drainage.

## BUSINESS RATES

Following an enquiry on the Valuation Office website we have ascertained that the property will need to be re assessed upon occupation.

## TENURE

Leasehold.

A new FRI lease for a term of years to be negotiated.

The landlord will require 3 months rent deposit to held for the duration of the lease.

## RENT

Our client is looking for rental offers in the region of £55,000 pa.

Incentives may be offered, subject to covenant and term.

## SERVICE CHARGE

A service charge is payable for the maintenance and upkeep of common areas (full details upon request).

## ENERGY PERFORMANCE CERTIFICATE

Full details upon request.

## LEGAL COSTS

Each party will be responsible for their own legal / professional fees.

## VIEWING

Strictly by prior arrangement only – further information available from Frew Pain & Partners:

**James E F Pain**

**Tel: 07841 871710**

**Email:**

[james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)

Oct 25







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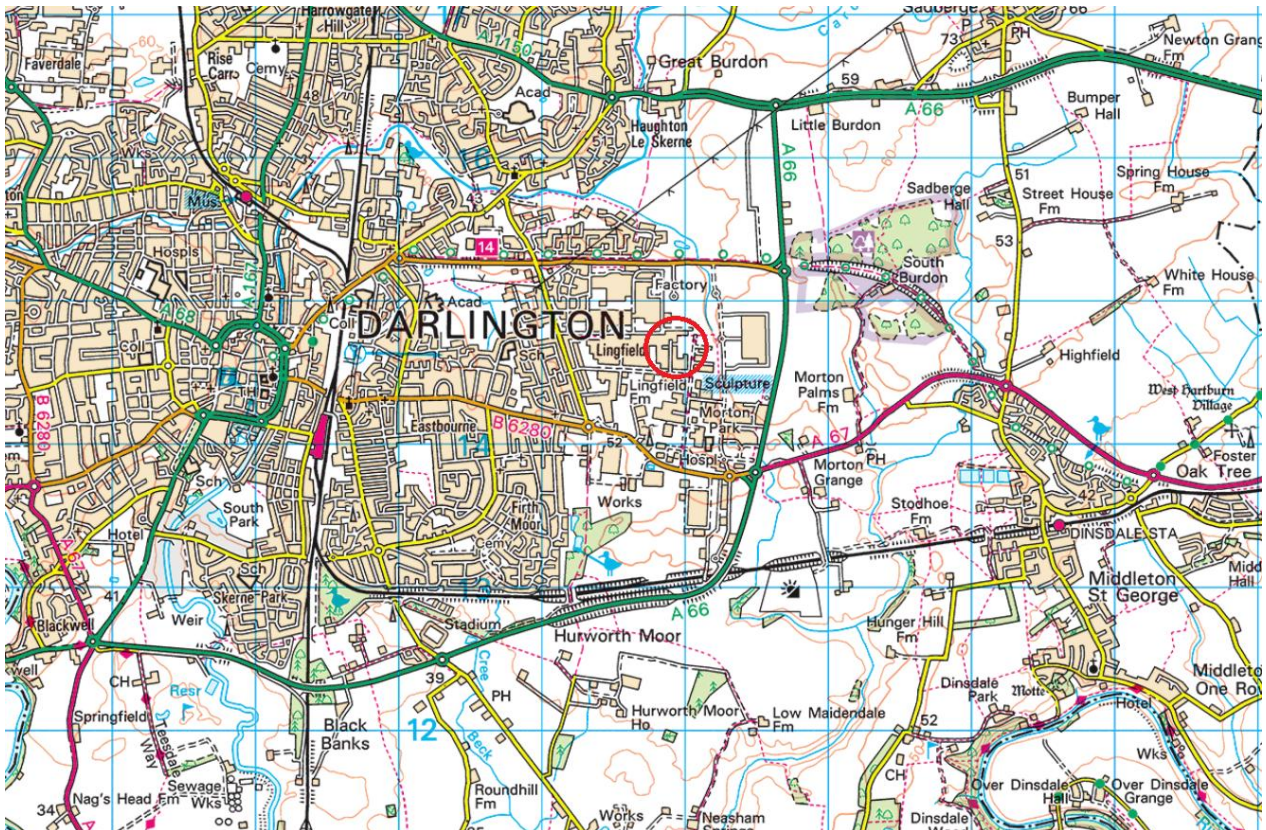


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