



**For Sale**

**57,850 Sq Ft Modern Self-Storage Facility**

Whessoe Road, Darlington, DL3 0QP

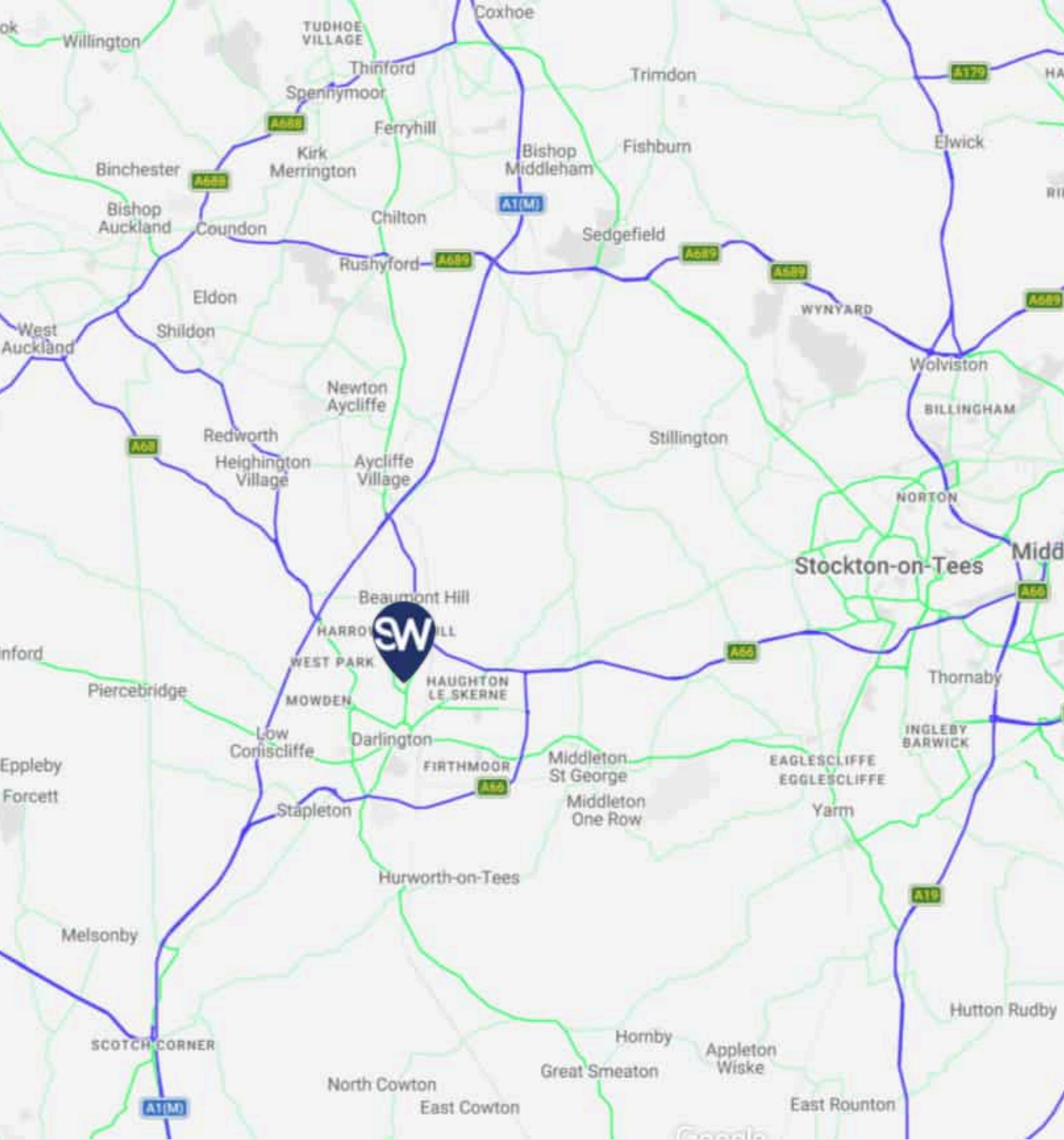


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## Summary

- Comprising a detached steel portal frame building which was converted to provide a high specification self storage facility in 2023 arranged over two storeys.
- Steel frame construction with cavity block and brick faced elevations with insulated profile metal cladding to the upper elevations and roof.
- The property is prominently situated at the corner of Whessoe Road and North Road in an established commercial area of Darlington on the northern fringes of the town centre.
- Internally fitted out to provide circa 336 self-contained storage rooms of various sizes with vacant areas at ground and first floor offering potential to increase the lettable area of the facility.
- Goods lift to the first floor, reception to the front of the property,
- Kitchen / Staff room and toilets.
- Gross Internal Area (GIA) circa 57,850 sq ft
- Current Lettable Area (CLA) understood to be circa 26,450 sq ft
- Maximum Lettable Area (MLA) understood to be circa 39,613 sq ft, assuming the vacant areas of the building are fully fitted out to provide additional storage rooms.
- Situated on a site of 0.964 Hectares (2.381 Acres)
- Circa 29% site coverage
- Potential to expand the storage facility and income potential through fitting out the vacant areas of the property and utilising the extensive external yard and parking areas.
- The property is intended to be offered with vacant possession
- The Store Room brand / IP is not included in the sale.



## Location

The subject property is located at the corner of Whessoe Road and North Road on the fringes of Darlington town centre and is very well-situated for both commercial and residential accessibility, with prominent main road frontage at a busy junction. Being positioned just off the A167 (North Road), the site offers seamless connectivity into Darlington town centre as well as rapid links to the regional highway network via the A1(M) and A66. Secure gated access into the site is available from Whessoe Road to the north west of the site providing access into a large macadam surfaced parking area. Within close proximity there is a mix of retail, industrial and residential uses which is considered to be ideal for the current self-storage use, providing a mix of nearby commercial and residential end users.

## Connectivity



### Journey Time By Car

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Stockton-On-Tees	11 Miles (22 Mins)
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Bishop Auckland	12 Mile (24 Mins)
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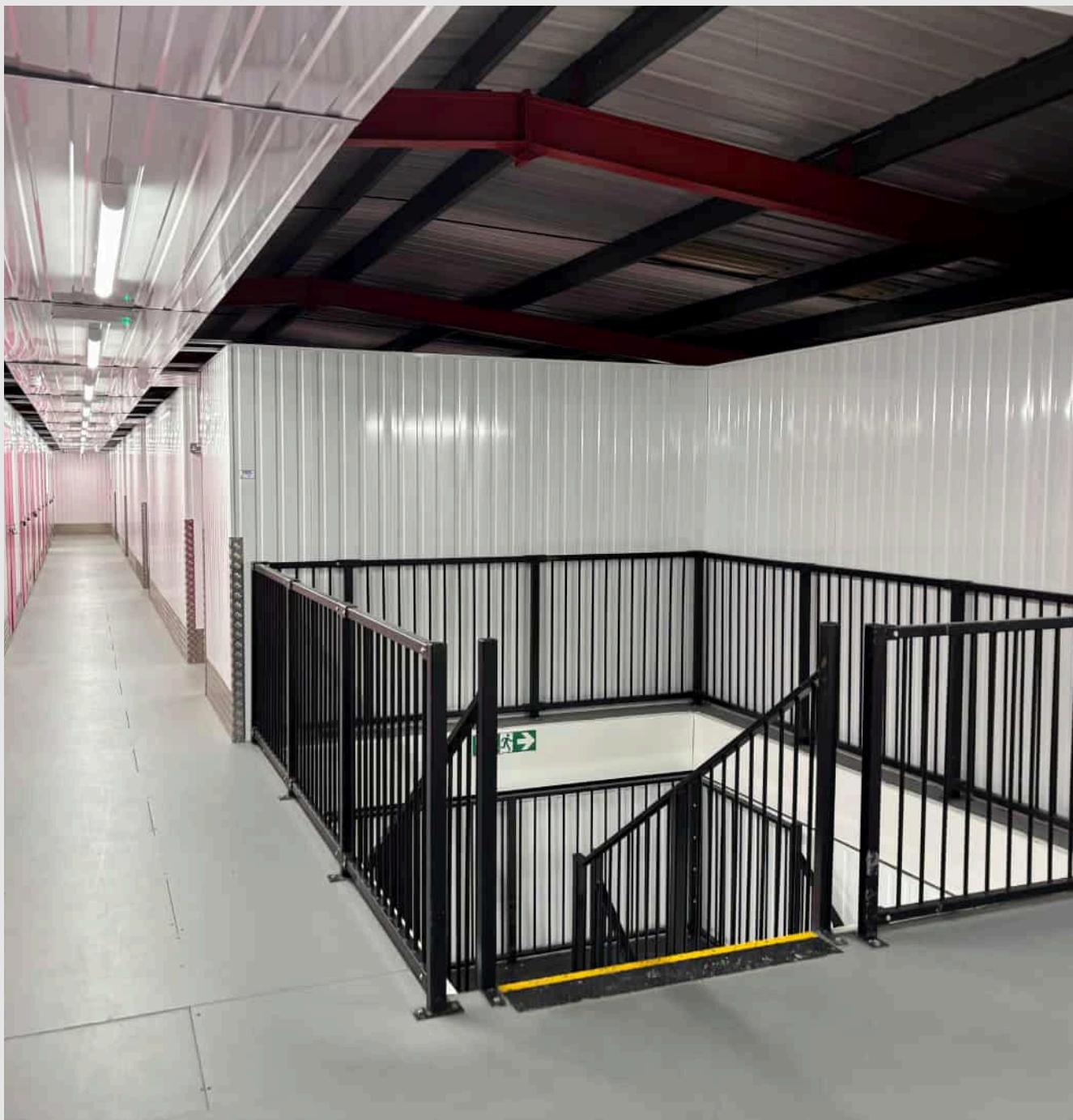
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Middlesborough	15 Miles (24 Mins)
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Darlington	1 Mile (5 Mins)
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## EPC

B (41) - certificate number 3338-3729-9640-4440-7265  
Expiry 26 June 2035

## Rateable Value

£111,000 (2026 Rating List).

## Price

Offers invited

## Tenure

The property is held Freehold under Land Registry Title Number DU133707.

## VAT

VAT may be applicable at the prevailing rate.

## Legal Costs:

Each party will be responsible for their own legal costs incurred.

## Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.





## Viewings

Viewing strictly by appointment only with the agent.  
For further information please contact:-

**Nick Heap**

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May 2026



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