



**TO LET/
MAY SELL**

**EXTENSIVE SECURE OPEN STORAGE SITE
WITH WAREHOUSING AND OFFICES**

ALLINGTON WAY, YARM ROAD BUSINESS PARK, DARLINGTON DL1 4QB



**Sanderson
Weatherall**

Summary

- Open Storage Site with Warehousing and Offices
- Site Area: 4.3 acres (1.74 hectares)
- Rent: On Application
- Excellent Location to A1(M)
- Subject to Contract

Description

The site comprises 4.3 acres (1.74 hectares) of prime commercial land with plots available from 2 acres.

The site also benefits from 14,477 sq ft (1,345 sq m) of industrial and office accommodation.

Asking Rent / Lease Terms

Asking rents and terms are available on application.

Energy Performance Certificate (EPC)

The property has an energy asset rating of Band D (92) and is valid until 28 May 2035. A full copy of the EPC can be obtained via the following link:

[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#)

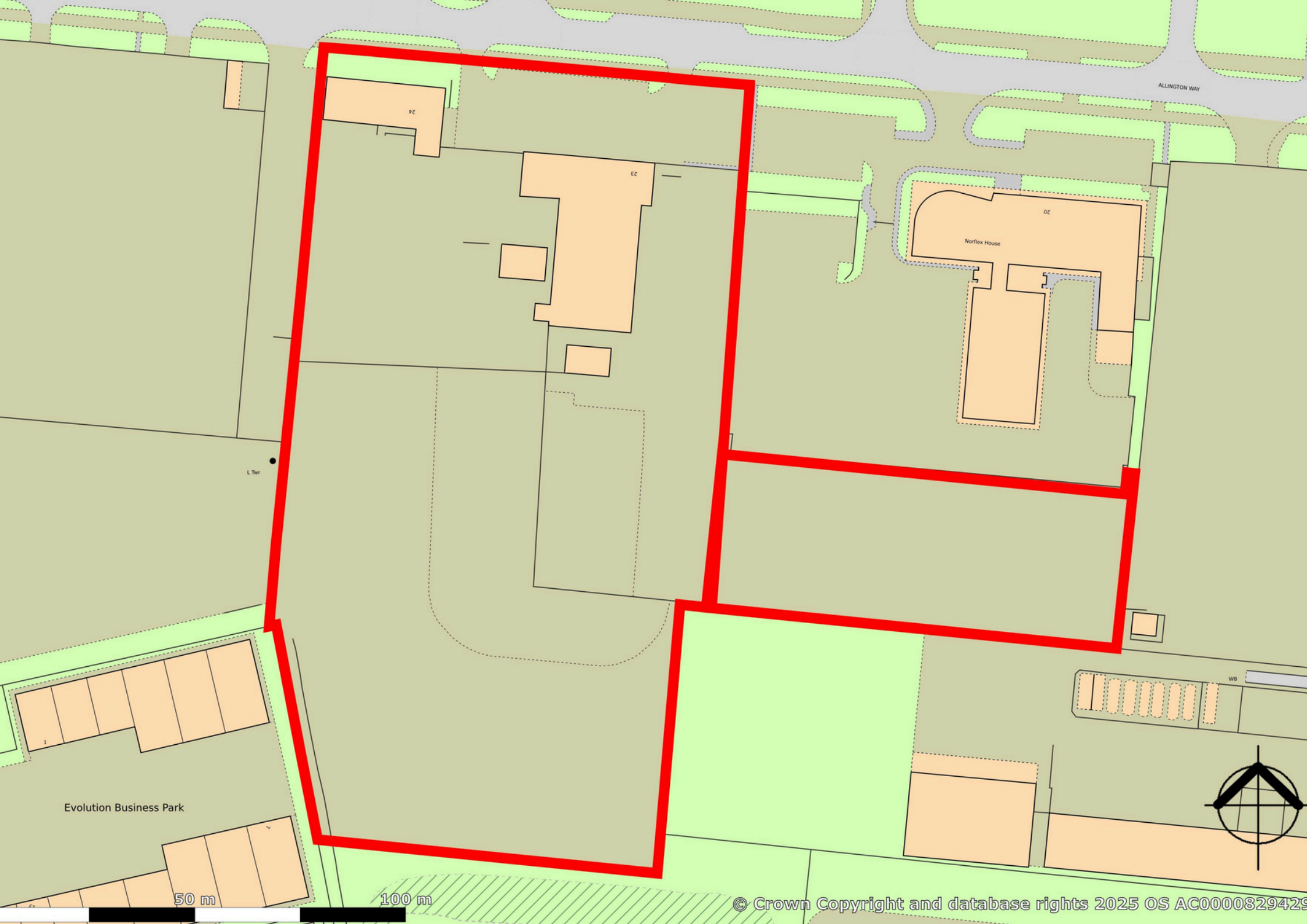
Business Rates

With effect from 1 April 2026 we understand the property is assessed for rating purposes as follows;

Rateable Value: £81,000

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority (Darlington Borough Council).





ALLINGTON WAY

Norflex House

24

23

22

L.Twr

WB

Evolution Business Park

50 m

100 m

Location

The subject property is situated within Yarm Road Business Park in Darlington, which is still seen as the premier, well established industrial location by many occupiers in the Darlington area, located less than 3 miles east of Darlington Town Centre with good road access to the A66 Trunk Road, one of the North East's principal roads.

Darlington is a strategically placed market town situated midway between Newcastle and Leeds and directly adjacent to the A1(M) providing road access North and South. Darlington is a historic market town located in the County of Durham with a resident population of 106,000 (2021). The town lies on the River Skerne, a tributary of the River Tees and is situated approximately 17 miles south west of Middlesbrough and 20 miles south of Durham. Darlington was essentially developed in the Victorian times with the influence of local Quaker families and is famous as the terminus of the first passenger railway.

Services

We understand that the property benefits from all mains service connections, however, any interested party is advised to make their own investigations regarding this matter.

Anti Money Laundering

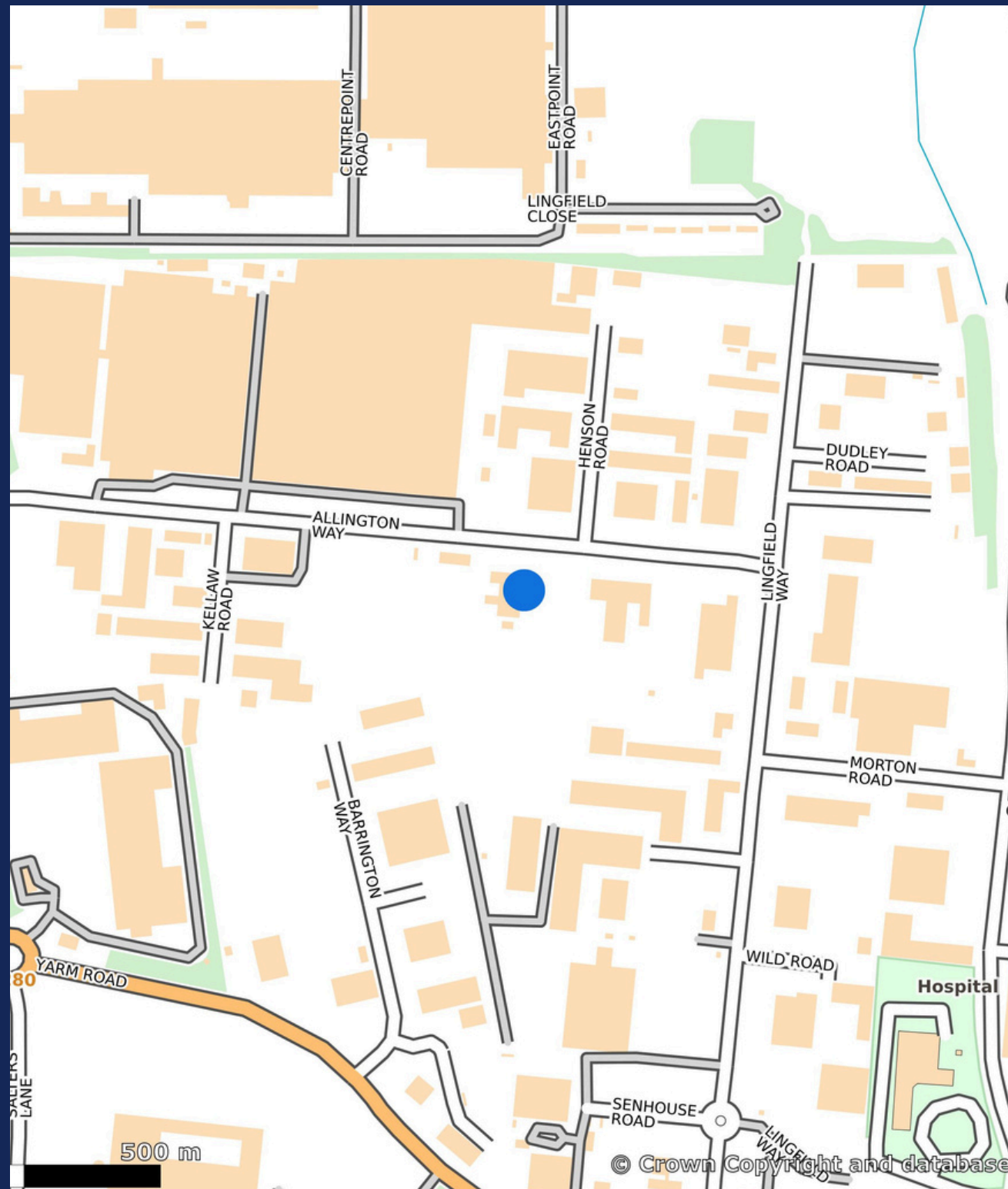
In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source and funding will be required from the successful purchaser.

VAT

All figures quoted are deemed exclusive of VAT where chargeable.

Legal Costs

Each party are to be responsible for their own legal costs incurred throughout any transaction.





Contact

For further information or to arrange a viewing please contact the sole agents:

Kevin McGorie



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Or via our joint agent
Duncan Christie at Naylor's



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