

To Let

Secure Open Storage Plot

Allington Way
Yarm Road Business Park
Darlington
DL1 4QB

Certified B Corporation

Sanderson Weatherall

Key points

- Secure Open Storage Plot
- Site Area: 1 acre (0.40 hectares)
- Rent: £50,000 per annum per acre
- Excellent Location to A1(M)
- Subject to Contract



Description

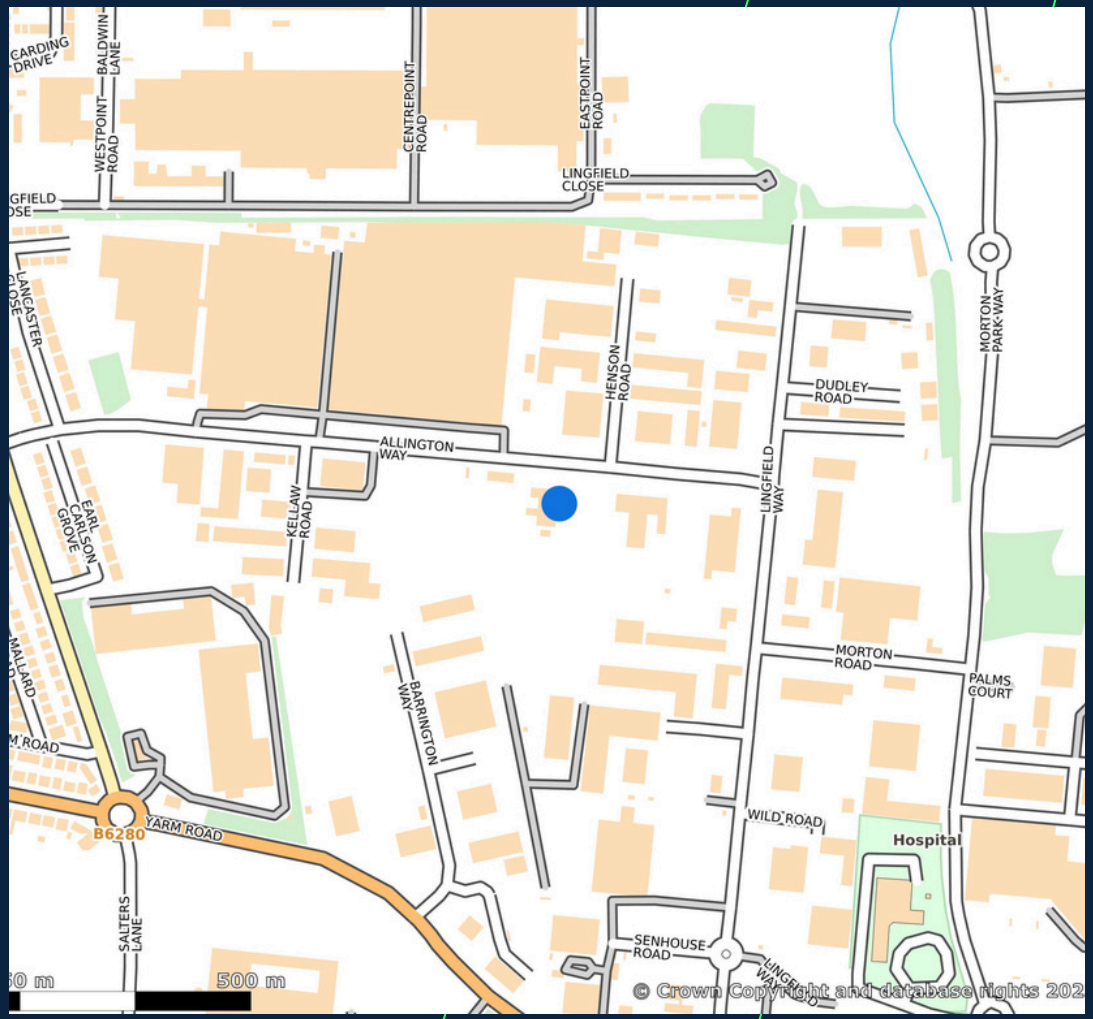
We understand the plot will be securely gated, fully fenced and professionally levelled to ensure safety accessibility and ease of use.

The site comprises 1 acre (0.40 hectares) of prime commercial land.

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.



Asking Rent / Lease Terms

The site is available to lease at a quoting rent of £50,000 per annum.

All rents are exclusive, with lease terms to be agreed.

Services

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

Business Rates

To be assessed on occupation.

EPC

To be confirmed.

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 tenant.

VAT

All figures quoted are deemed exclusive of VAT where chargeable.

Legal costs

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

Sanderson Weatherall

Viewings

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

James Fletcher
07894 411 871
james.fletcher@sw.co.uk

Kevin McGorie
07901 710 671
kevin.mcgorie@sw.co.uk



Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLPRegistered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

Certified B Corporation

sw.co.uk

October 2026