



Tenure

Freehold.

Location

Darlington is a well established market town with a resident population of some 101,000 and is located approximately 14 miles west of Middlesbrough and 18 miles south of Durham. The town is situated on the A66, with Junction 58 of the A1(M) some 3 miles to the north-west of the town centre. The town is served by the East Coast rail service with journey times to London of approximately 2½ hours.

The property is situated in an established commercial location to the north of Yarm Road, close to its junction with the A66, approximately 3 miles to the east of Darlington town centre. Occupiers close by include B&Q and a Morrisons Supermarket.

Description

The property is arranged on ground floor only to provide a warehouse which was most recently used as a cheque processing centre. The site extends to 0.57 hectares (1.39 acres). The property benefits from a fenced yard and a separate car park with some 66 spaces. There is a fenced plant compound to the south of the main building.

The property provides the following accommodation and dimensions:

Ground Floor 1,415 sq m (15,231 sq ft)

Tenancy

The property is to be offered VACANT.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate

EPC Rating 84 Band D (Copy available on website).

Darlington

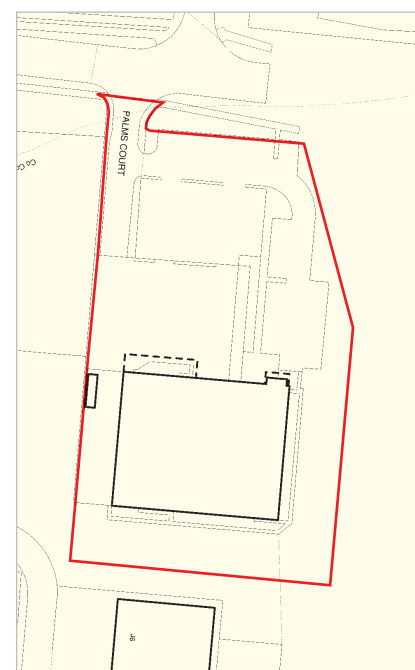
EDS Darlington Palms Court Morton Park DL1 4XP

- **Freehold Vacant Office/Industrial Building**
- **1,415 sq m (15,231 sq ft) of accommodation**
- **Established commercial location**
- **Site area 0.57 hectares (1.39 acres)**

Vacant

On the instructions of J Gershinson FRICS and A Packman of Allsop LLP acting as Joint Fixed Charge Receivers

allsop



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