

Industrial

# UNIT 2 | CLEVELAND TRADING ESTATE

Cleveland Street, Darlington, DL1 2PB

## UNIT 2 | 1,229 SQ FT

Industrial Unit coming soon

This Unit is situated in a premier industrial location, and suitable for a variety of uses to include light industrial, manufacturing, retail warehouse/trade counter or, more simply, safe and secure storage space. This is a secure gated estate benefiting situated in a popular industrial location.

Lease Type

New



### Unit Summary

- 24 Hour Access
- LED Lighting
- Secure Estate
- Well Maintained Estate
- Car Parking
- WC facilities

[View Floor Plans](#)

### Occupational Costs

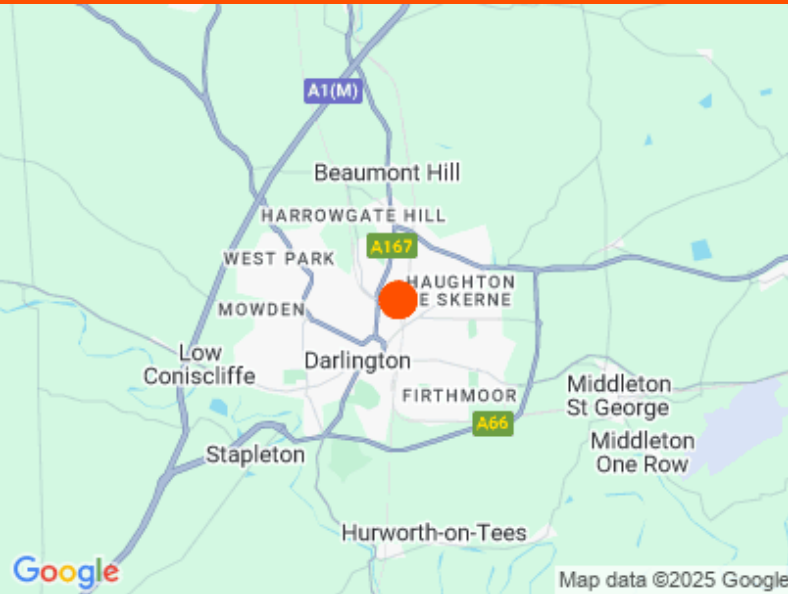
	Per Annum	Per Sq Ft
Rent	£12,500.00	£10.17
Rates	£2,368.80	£1.93
Maintenance Charge	£2,200.00	£1.79
Insurance	£245.80	£0.20
<b>Total Cost</b>	<b>£17,314.60</b>	<b>£14.09</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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## Location

Cleveland Trading Estate is located just off Cleveland Street, approximately 1 mile from Darlington town centre.

-  Road  
A1: 2 miles
-  Airport  
Durham Tees Valley Airport: 6 miles
-  Rail  
Darlington railway: 2 miles

## Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (36)



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## Key Contact



**Carola Parrino**  
Customer Engagement Manager

"Carola is our Customer Engagement Manager for our properties in North East of England. Please contact Carola if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Indurent."

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 For more info please visit: [unit.info/UIPO101659](https://unit.info/UIPO101659)

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