

# UNIT 18, NESTFIELD INDUSTRIAL ESTATE, DARLINGTON, DL1 2NW

TO LET – LIGHT INDUSTRIAL UNIT



**THOMAS : STEVENSON**

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

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[www.thomas-stevenson.co.uk](http://www.thomas-stevenson.co.uk)

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### LOCATION

The premises are located on Nestfield Industrial Estate which is directly accessed off Allan Street. The estate is situated to the north of Darlington town centre, south of Cleveland Trading Estate, in a predominantly industrial area.

The property has good road communication to the A66 in the east and A1 to the west. The town also benefits from a train station that is situated on the LNER main line.

The property is situated to eastern edge of the estate which is home to a number of local occupiers including: Tees Valley Fire Protection Ltd, Screentech North East, Darlington Auto Centre and Darlington Glazing and Windows.

### DESCRIPTION

The premises comprise an end terraced light industrial unit arranged to provide a ground floor workshop with mezzanine floor and staff amenities.

The workshop can be accessed via roller shutter doors or a pedestrian entrance.

### TENURE

The premises are available to let on a on a new FRI lease for a term of years to be agreed at a rental of £8,750 pa + VAT.

The property is available from 25<sup>th</sup> April 2026.

### ACCOMMODATION

The approximate areas are as follows.

Workshop	157.32 sq m	(1,693 sq ft)
WC	-	-
Mezzanine	25.80.sq m	( 278 sq ft)
Total	183.12 sq m	(1,971 sq ft)

### RATING ASSESSMENT

The property has a rateable value of £5,300. The property is therefore subject to Small Business Rates Relief. Interested parties should contact Darlington Borough Council for the exact rates payable.

### SERVICE CHARGE

The property is subject to a service charge of circa £1,500 per annum plus VAT which contributes to the maintenance and upkeep of the communal areas, access road and on-site security.

### VAT

The property is elected for VAT.

### VIEWING

Please contact Jack Robinson on 01642 713 303

Subject to Contract

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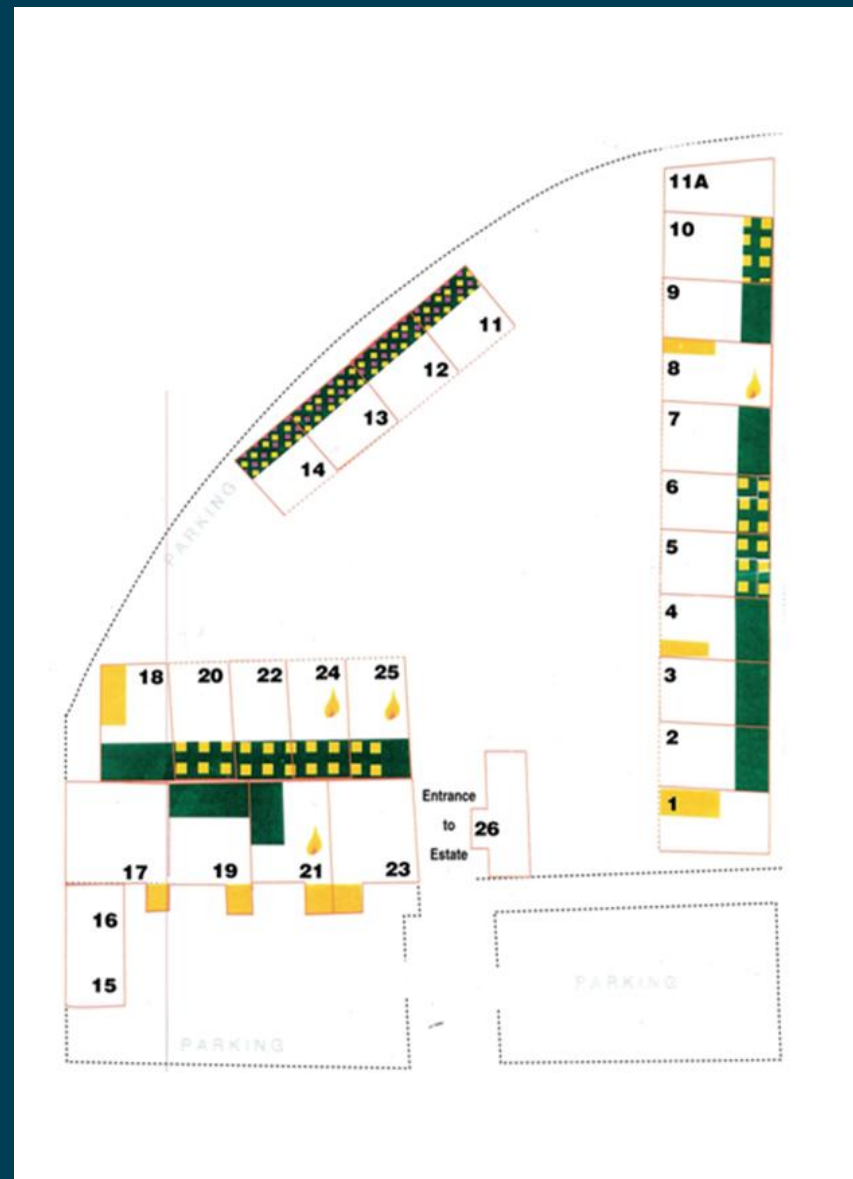
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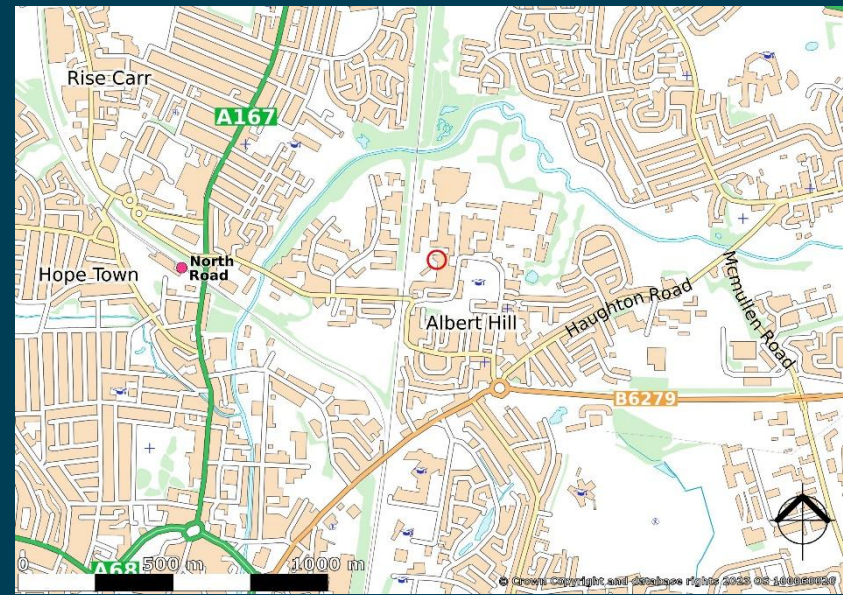
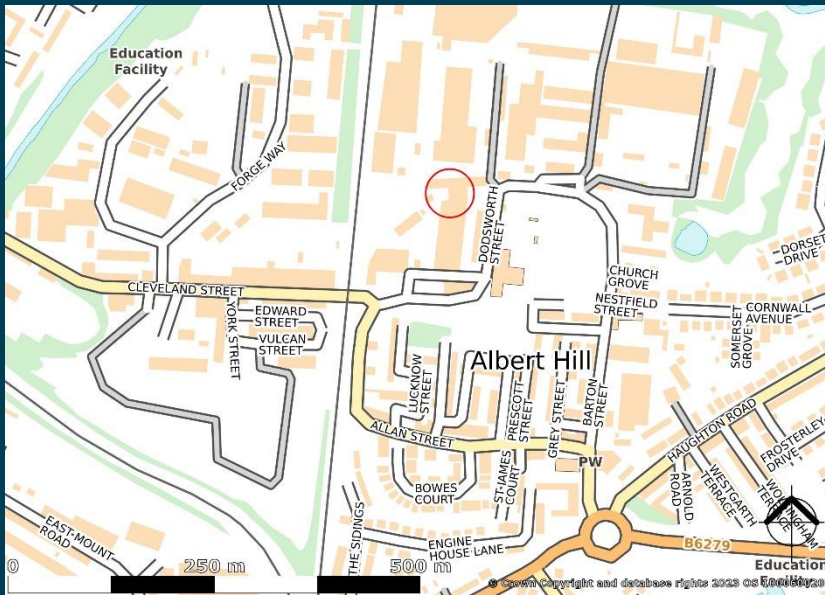
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### Energy performance certificate (EPC)

UNIT 18 NESTFIELD INDUSTRIAL ESTATE DODSWORTH STREET DARLINGTON DL1 2NW	Energy rating <b>E</b>	Valid until: 25 July 2031
		Certificate number: 7754-6784-5922-9626-3161

Property type: **B1 Offices and Workshop businesses**

Total floor area: **247 square metres**

#### Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

#### Energy rating and score

This property's energy rating is E.

Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.

Rating	Score Range
A+	Under 0
A	1-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

Net zero CO2

107 E

#### How this property compares to others

Properties similar to this one could have ratings:

If newly built	31 B
If typical of the existing stock	90 D

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- Thomas Stevenson cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representation and must satisfy themselves as to their accuracy;
- No employee of Thomas Stevenson has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the authority;
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**Valuations**

**Property Management**

**Compulsory Purchase Compensation**

**Rent Reviews & Lease Renewals**

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