

Lingfield Point, Darlington, DL1 1RW

FULLY SERVICED, CONCRETE & HARDSTANDING OPEN STORAGE OPPORTUNITY -
AVAILABLE NOW - TO LET/SELL

Tenure	To Let / For Sale
Available Size	1 to 20 Acres / 0.40 to 8.09 Hectares
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

- Freehold/Leasehold
- Open Storage Plots
- 6th Largest UK Port
- Direct access to global markets
- 1.25m consumers within 45 minutes

Description

Lingfield Point Darlington offers a range best-in-class open storage on either a leasehold or freehold basis.

Both fully serviced concrete and hardstanding open storage plots are available.

Location

Darlington is in an excellent location, strategically positioned adjacent to the A66, to the East of Darlington Town Centre and accessed from Tornado Way. The A66 provides direct links to both the A19 & A1(M), and Teesport is just 15 miles to the East.

Darlington is a town within the Tees Valley area located approximately 40 miles to the south of Newcastle upon Tyne and approximately 16 miles to the west of Middlesbrough. Darlington benefits from excellent transport links with a station on the East Coast railway line meaning London Kings Cross can be accessed within 2h30 mins and Newcastle City Centre in 30 mins. The site also has excellent road links with the A1(M) and A19 being easily accessible via the A66 which is less than 0.5 miles from the site.

Lingfield Point is located in one of the North East's longest established industrial centres and offering great links to seaports and airports, also over 25.7 million consumers are directly addressable within a single 4.5 hour HGV journey, which represents 42% of the UK population

North East England is one of the UK's fastest growing economies with a highly-skilled, flexible workforce, well connected to global markets and a low cost base, it is easy to see why over 71,000 businesses call North East England home.

Set in a well-connected location with a strong labour pool available, this site is already in good company with nearby commercial and logistical businesses including Amazon, Aldi, Argos, DHL and Fedex.

Specification

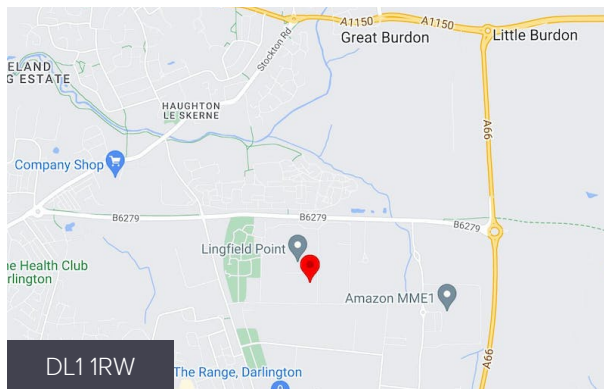
- Concrete/Hardstanding open storage
- Build-To-Suit

Viewings

To view the premises and for any additional information please contact M1 Agency.

Terms

The site is available on both a freehold and leasehold basis to be agreed. Further details are available upon application



Viewing & Further Information

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