



TO LET

Former ATS Premises
Albert Street
Darlington
Co. Durham
DL1 4AE

Warehouse & Premises

Specification

- Established location close to Darlington Town Centre.
- Easy access to the A1675 and B6280 Yarm Road
- Double access doors to Albert Street
- Available for assignment or subletting
- Incentives available

Location

The property is situated to the east of Darlington Town Centre and close to the junction of Yarm Road and Neesham Road. The property is situated at the junction of Albert Street and Adelaide Street. This is a mixed use area with houses and shops close by. There are a number of other trade type users in the vicinity.

Darlington Rail Station is situated to the west of Adelaide Street and there is footbridge access to the rail station from the western end of Albert Street.

Description

The property comprises a single storey warehouse/production unit with ancillary office accommodation. The building is of steel frame construction with a hipped span roof incorporating approximately 10% translucent roof lights.

To the side (east) of the warehouse there is a single storey annex that provides office, staffroom and storage facilities.

The warehouse area has metal roller shutter doors to the west elevation and also to the south elevation.

Accommodation

The accommodation comprises the following approximate areas:

Ground Floor Warehouse	5,682 sq ft	(527.905 sq m)
Ground Floor Offices	650 sq ft	(60.423 sq m)
Total	6,332 sq ft	(588.328 sq m)

Tenure

The property is held on a lease expiring on 11 August 2031 at a current rent of £19,000 per annum exclusive which is subject to review on 25 March 2021. The lease is on effectively fully repairing and insuring terms.

Rating Assessment

The current rateable value of the property is £8,500.

The property is assessed as warehouse and premises.

Terms

The property is offered for assignment of the existing lease or alternatively a sub lease will be considered.

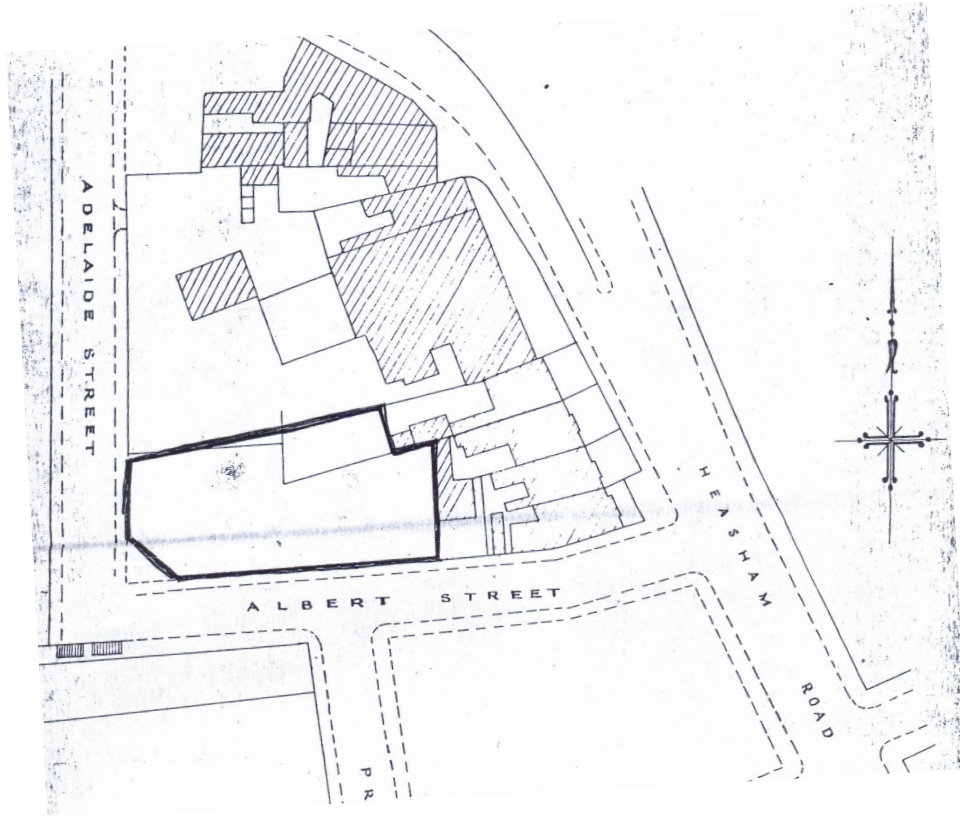
Incentives are available to suitable parties.

Viewing

By appointment through Johnson Tucker LLP.

Contact Andrew Tucker.

Subject to Contract



Conditions under which these particulars are issued

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