



**TO LET**

## FORGE WAY

**CLEVELAND TRADING ESTATE, DARLINGTON,  
COUNTY DURHAM DL1 2PJ**



- Well established estate
- Excellent transport links to A66, A19 and A1(M)
- 3 Phase electricity
- Onsite parking
- 24hr tenant controlled access gates



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**TRADE COUNTER / INDUSTRIAL UNITS**  
**1,500 - 3,800 SQ FT (140 - 353 SQ M)**



## TRAVEL DISTANCE

	Miles	Mins	Transport
A1(M)	7.3	15	Car
Darlington Town Centre	2.1	9	Car
Bishop Auckland	13.4	26	Car
Middlesbrough Town Centre	15.6	23	Car

Source: theAA.com

# FORGE WAY

CLEVELAND TRADING ESTATE, DARLINGTON, COUNTY DURHAM



## LOCATION

Cleveland Trading Estate is located approximately 2 miles north of Darlington town centre and provides good access via A167 to Junction 59 of the A1(M) approximately 7 miles to the north.

## DESCRIPTION

Forge Way comprises 8 units arranged in a single terraced block. The units are of steel framed construction with brick/blockwork walls to the lower elevations and profiled cladding to upper elevations under a dual pitched roof. Loading door access with separate personnel doors. Parking to the front of the units.

## SPECIFICATION

- 3 Phase electricity
- Onsite parking
- Handwashing and WC facilities
- 24hr tenant controlled access gates

## EPC

Copies of individual certificates are available upon request.

## TERMS

- A variety of leasing options are available
- Rent payable monthly in advance
- Rent deposit required
- Rent quoted includes the cost of external maintenance charges and building insurance
- Tenant responsible for internal maintenance plus repairs to doors and windows
- Principal Rent will increase by a fixed 3% per annum
- Tenant responsible for payment of VAT, rates and utility charges

## VIEWING / FURTHER INFO

Please contact Northern Trust to arrange a viewing or for further information.



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