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# TO LET

## FORGE WAY

### CLEVELAND TRADING ESTATE

DARLINGTON, COUNTY DURHAM DL1 2PJ

## TRADE COUNTER / INDUSTRIAL UNITS

1,500 - 3,800 sq ft (140 - 353 sq m)

### KEY FEATURES

- Well established estate
- Excellent transport links to A66, A19 and A1(M)
- On-site parking
- Security fencing with 24hr tenant controlled access gates



## CONTACT US:

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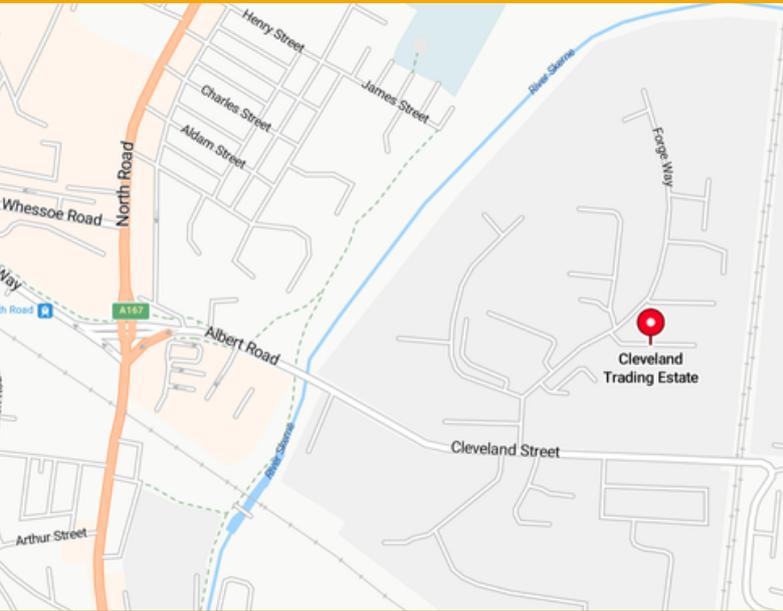
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# FORGE WAY

## CLEVELAND TRADING ESTATE

### DARLINGTON, COUNTY DURHAM DL1 2PJ



#### LOCATION

Forge Way is located on the wider Cleveland Trading Estate approximately 2 miles north of Darlington town centre and provides good access via A167 to Junction 59 of the A1(M) approximately 4 miles to the north. With its combination of strong transport links, proximity to Darlington's amenities, and a secure, well-maintained environment, Cleveland Trading Estate provides a practical and flexible base for a wide range of occupiers.

**TRADE COUNTER / INDUSTRIAL UNITS**  
**1,500 - 3,800 sq ft (140 - 353 sq m)**

#### 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
- On-site parking
- WC and handwashing facilities
- 24hr tenant controlled access gates

#### EPC

Individual EPC certificates available on request.



#### TERMS

- A variety of leasing options available
- Rent deposit required
- Rent quoted includes the cost of external maintenance and building insurance
- Tenant responsible for internal maintenance plus repairs to doors and windows
- Tenant responsible for payment of VAT, rates and utility charges



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