



NORTHERN TRUST
WWW.NTPROPERTIES.CO.UK



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:

 0191 221 1999

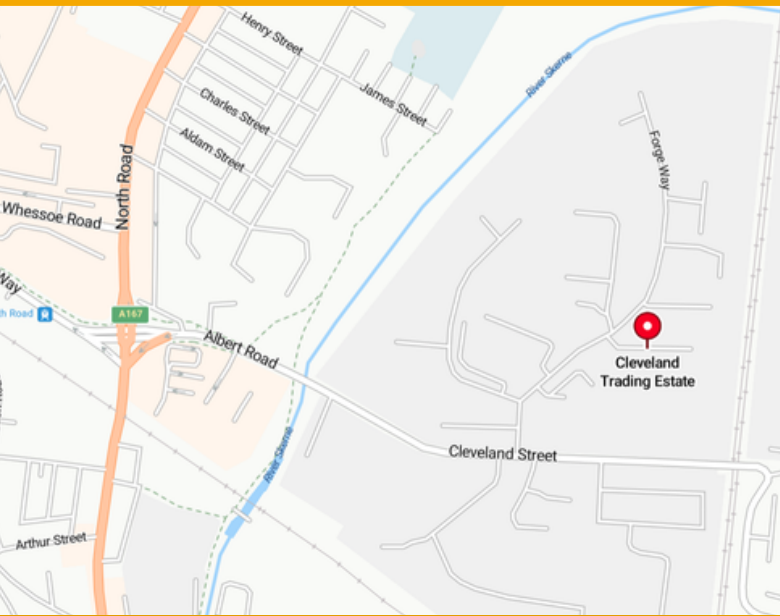
 www.ntproperties.co.uk

 northeast@northerntrust.co.uk

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



BUSINESS UNITS TO LET ACROSS THE UK

Follow us on

