



Industrial building with additional offices and large secure yard

11,668 Sq Ft (1,083.96 Sq M)

- Secure 1 acre compound
- Rarely available
- Freehold

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FOR SALE

Scania Darlington, Whessoe Road,
Darlington, DL3 0XE

Location

Whessoe is a well established industrial and commercial location situated to the north of Darlington Town Centre within County Durham in the North East of England. The area benefits from excellent connectivity being just 1.5 miles from the A167 which provides direct access to the A1(M), a major arterial route connecting the North East with the wider UK motorway network.

Darlington is a key commercial hub within the Tees Valley region with a strong industrial and engineering heritage. The town has benefited from ongoing investment including proximity to the Teesworks Freeport Zone and Darlington Economic Campus and developments linked to the rail and advanced manufacturing sectors.

Description

The property is a detached HGV vehicle maintenance workshop with ancillary offices set within its own secure compound. The property is of steel portal frame construction with brick/clad elevations and mono-pitch steel profile sheet roof incorporating skylights. There is a brick built office extension to the front of the property and a small lean-to extension to the rear currently used as waste oil storage.

Internally the workshop area has concrete flooring and includes two large inspection pits for vehicle maintenance. The minimum eaves height is 5.99m rising to a maximum of 6.77 meters at the apex.

The workshop is accessed by 8 electric up and over roller shutter doors, four on each side, with all doors measuring 4.2m wide by x 5m high. There is an additional smaller roller shutter door on the northern elevation providing access to the parts store measuring 3.5m high by 3.65m wide. The lighting is

via high bay LED units and heating is via ceiling suspended gas heaters. Part of the warehouse area has been sectioned off and turned into a parts store. This area also containing an additional storage mezzanine.

The office block is arranged over ground and first floors and broadly consists of hard-wearing flooring, suspended ceilings, LED lighting and a range of cellular offices, meeting rooms, reception area and ground and first floor w.cs.

The unit is set within a large compound secured by metal palisade fencing and double gates providing access on to Whessoe Road. The compound is laid with tarmac and also includes a number of parking bays for staff and visitors. This area extends to circa 1 acre.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises the following areas:

	M ²
Warehouse	532.13
Parts Store	195.49
Ground Floor Offices (including entrance lobby)	101.37
Rear Waste Oil Storage	34.81
First Floor Offices	97.86
Locker Room Mezzanine	17.86
Parts Store Mezzanine	104.44
Total	1,083.96 (11,668 sq ft)

Tenure

We understand the property is held by way of freehold with no onerous or restrictive covenants.

Utilities

We understand the property has connections to mains services. We advise any interested parties to make their own enquiries in this respect.

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Terms

Our client is seeking offers in the region of £950,000 exclusive for their freehold interest.

EPC

Please contact Naylors Gavin Black.

Rateable Value

The Rateable Value (April 2023) is £31,000.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



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