

# Chesnut Street Workshop/ Industrial Premises

Chesnut Street,  
Darlington, DL1 1QL



**TO LET**

**Workshop/Industrial Premises**

Chesnut Street, Darlington, DL1 1QL

Workshop from 3,878 sqft to 360 sqm

**Asking Rent**

**from**

**£3.50 per sqft**



## SITUATION/LOCATION

The premises are located close to the town centre in a recognized industrial / commercial location and within walking distance of amenities.

## PREMISES

A substantial terraced industrial unit being of predominantly block construction with steel portal frame. The property affords a workshop area with vehicular access. There is recently refurbished partitioned office accommodation to the front, fitted carpets and male and female wcs.

## ACCOMMODATION

**Offices** tbc sqm (tbc sqft)

**Workshop** tbc sqm (tbc sqft)

The accommodation incorporates kitchen facilities and wcs.

## TENURE

Leasehold

## COSTS

The incoming tenant will be responsible for the Landlord's reasonable legal cost plus VAT in this transaction.

Assignment of the lease/granting of the tenancy is subject to landlord's consent. The purchaser of the business/prospective tenant will be required to provide as a minimum, satisfactory references for the landlord's approval and may require additional information depending upon the experience and trading history of the purchaser/prospective tenant. The purchaser/prospective tenant is advised to take their own solicitors advice for guidance in this regard.

## APPLICATION FEE

Where the undertaking of references is carried out by the Agent an application fee is payable by the applicant for the lease. Please ask agent for further information.

## VAT

Any reference to price, premium or rent is deemed to be exclusive of VAT (if applicable) thereon. Where rents are quoted as inclusive figures this does not include VAT. Interested parties should clarify the incidence of VAT in any event with their legal advisors.

## VIEWING

Strictly by appointment only through agents.



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars.

For more details contact:



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