

TO LET

BUILDING 17, AREA 1

LINGFIELD POINT
DARLINGTON



Superb security // 24hr gatehouse & patrol // excellent location // direct link to A66 East & West // great facilities // vehicle recognition & CCTV



WAREHOUSE

DARLINGTON, DL1 1RW

61,282 SQ FT // 5,993 SQ M

www.lingfieldpoint.co.uk



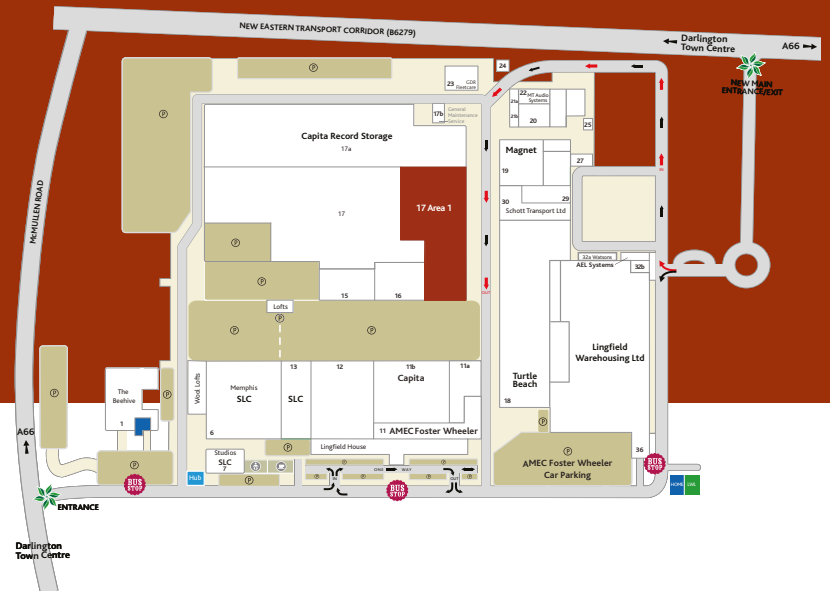
LARGE WAREHOUSE

A large warehouse set within a secure site with 24 hour security, extensive CCTV, gated entrances and vehicle recognition. Specification includes:

- Covered loading dock area
- 2 roller doors with easy access to turning circle
- North-lit steel deck roof
- Two dock level loading doors
- Extensive lighting with natural light
- Dedicated personnel entrance area
- Offices, WCs with potential café and break out area
- Superb 24 hour on-site security



Part of Lingfield Point with access to a wide range of services including on site cafés and meeting facilities.



LOCATION

Unit 17, Area 1, Lingfield Point, Darlington, DL1 1RW

Located on Darlington's Eastern Transport Corridor (B6279) which provides direct access to the centre of Darlington and the A66 leading to the A1(M) and A19. Lingfield Point is also ideally situated for Durham Tees Valley Airport and Teesport.

AIRPORT 5 MILES



A1 (M) 7 MILES



TEESPORT 18 MILES



FOR FURTHER INFORMATION ON HOW WE CAN HELP PLEASE CONTACT:

CONNECT PROPERTY

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