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SMART4
REAL ESTATE CONSULTANCY



**WHESOE
RETAIL PARK**
DARLINGTON
DL3 0QW

RETAIL OPPORTUNITY
10,000 - 30,000 sq ft
TO LET or FOR SALE
Open A1 Planning



SAT NAV: DL3 0QW

WHESSOE RETAIL PARK DARLINGTON

DESCRIPTION

The retail warehouse unit is to be refurbished with new car parking layout. The property comprises a total of 30,000 sq ft and can be let as a whole, or subdivided to create units of approximately 10,000 sq ft and 20,000 sq ft.

ACCOMMODATION

Unit	Sq Ft	Sq M
1	10,000	929
2	20,000	1,858
Total	30,000	2,787

TERMS

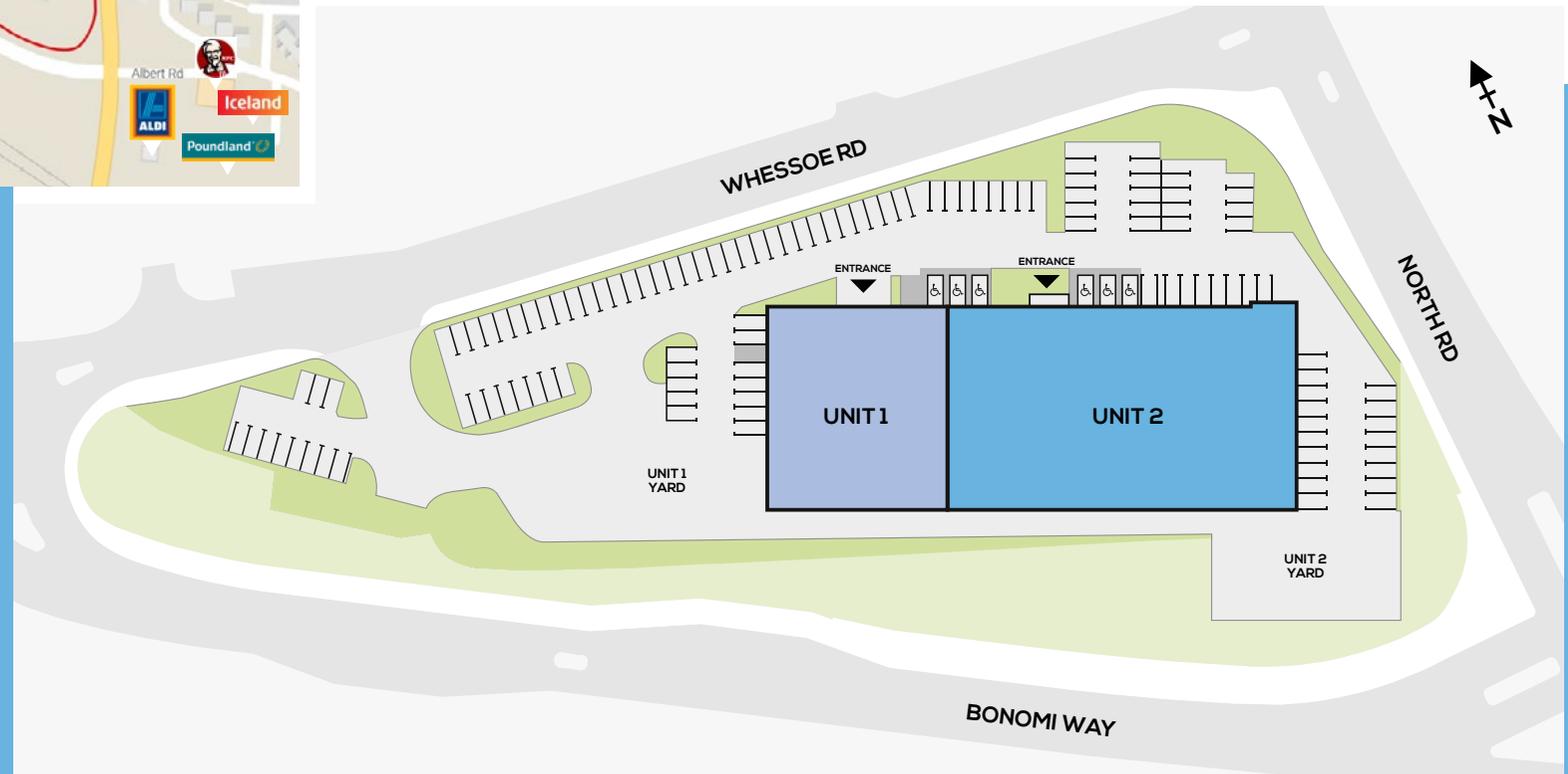
The premises are available by way of new leases for a term of years to be agreed or a Freehold sale will be considered.

RATES

Interested parties are advised to make enquiries with the Local Authority.

EPC

To be provided by the landlord following Practical Completion.





LOCATION

The property is prominently situated at the new junction on the A167, the main arterial route north of the town centre. The A167 carries circa 21,000 vehicles per day at this point.

CATCHMENT

Population	105,600 (2011)
Car ownership	Above national average
AB, C1, C2	Above national average

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DARLINGTON'S EXPANDING ECONOMY

Darlington Borough Council have obtained a £25 million grant to improve the nearby North Road Railway Station, which was the original departure point for the Darlington-Stockton Railway. In addition a new museum to celebrate the town's pioneering involvement with the rail industry and in particular Stephenson's Rocket is to be constructed just by the retail park.

In addition 1,000 Affordable Homes are to be built over the next 10 years in the Northern and Western sectors of the town, with a further 2,000 homes planned by Private Developers on the Western outskirts.



£25 Million

Grant to improve North Road
Railway Station.

3,000

1,000 Affordable Homes and
2,000 private homes to be built

£300 Million

To be spent on major
infrastructure improvements
including a new link to A1(M).

There are also plans to provide nearly 2 Million square feet of industrial space across the town, half of which is due to be completed in Summer 2020 centred on a large Amazon Distribution Centre at Symmetry Park, and over £300 million is earmarked for major infrastructure improvements including a new link to A1(M).



CONTACT

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