



Investment/Development Opportunity

Senhouse Road, Yarm Road Industrial Estate, Darlington DL1 4YB

savills

Opportunity Summary

An opportunity to acquire the freehold interest in a High profile site with main road frontage extending to approximately **1.675 ha (4.13 acres)** on Yarm Road Industrial Estate, Darlington.



The site is currently developed with a range of office and commercial buildings extending to a total **Net Internal Area of 3,695 sq m (42,688 sq ft)** as set out within the building schedule.

Offered with full vacant possession from H1 2027, the site is available on a freehold basis as a whole and is suitable for continued office use or redevelopment for a range of alternative uses, subject to planning.

Location

The subject site is located on Senhouse Road off Lingfield Way, the main spine road through Yarm Road Industrial Estate and Business Park, and located approximately 2 miles to the east of the town centre.



Arterial routes



Access to the site is via Yarm Road (A67), a key arterial route connecting the estate to the Town Centre and A66 ring road. The A66 links the site to the wider Tees Valley and motorway network via the A1 approximately 7 miles equidistant to the north west (north bound) and south west (southbound).

Bus services



The site is accessible by public transport via a comprehensive bus service, with direct access to the main bus route connecting the Town Centre and wider network.

Rail services



Access by Rail is available via Darlington Station, approximately 2 miles to the west of the property. Darlington Station is undergoing a £140m transformation to provide a new station concourse, multi storey car park and introducing new platforms, boosting capacity.

Darlington Station is located on the East Coast Mainline, providing direct access to London Kings Cross to the south (2hrs 19min), and to Edinburgh to the north (1hr 53 mins) with regular services connecting the town to Teesside, York, Durham and Newcastle. Trans Pennine services provide direct access to Leeds and Manchester.

Air



Teesside International Airport is located 3.8 miles to the east, offering daily domestic and international flights to a wide range of locations, with daily flights to Schiphol providing onwards connections to global destinations.

 Station / Town Centre

YARM ROAD
RETAIL PARK



Stoneacre
Motor Group

Magnet

SCREWFIX

HOWDENS

Travelodge

YESSS
ELECTRICAL

EE

EE

Astral House

Mercia House

Cummins Building

Situation

Yarm Road Industrial Estate and Business Park forms part of Darlington's premiere business location, and extends to include Lingfield Point Business Park, Symetry Park, Morton Palms Business Park and Ingenium Parc all within a single area to the east of the town centre.

Together, they are home to a wide range of commercial uses including office, contact centre, warehouse and distribution, manufacturing, trade counter and motor trade operations, as well as retail and leisure use. Occupiers include EE, Amazon, Stoneacre, Scfrewfix, B&Q, Zigup and National Highways amongst many others.

The subject site occupies a high profile position with immediate frontage to Yarm Road (A67) and sitting between Yarm Road Trade Park (Screwfix, Howden, Magnet Kitchens, YESSS Electrical), Travelodge, Toby Carvery and Stoneacre (Renault/Toyota) to the west with Dunelm, Premiere Inn, B&Q and Morrisons to the east.

Description

The subject property comprises a largely rectangular site extending to approximately **1.675 ha (4.13 acres)** and providing three detached buildings, Astral House, Mercia House and Cummins Building in accordance with the accommodation schedule.

The buildings provide a low site cover of approximately 15.8% with generous landscaped areas, and surface car parking providing a total of 165 spaces across the three buildings.

The site is accessed off Senhouse Road, which provides a shared access to the subject site and two adjoining buildings that will continue to be operated by the vendor (BT), together with a further unit to the north of the property, currently occupied by Kenmore Plastics.

The property comprises the following buildings shown below.

Astral House



Comprising a detached two storey purpose built office constructed in the early 1990's by the vendor for occupation as a contact centre. The building provides a total Net Internal Area of approximately 2,279 sq m (24,530 sq ft) of modern office accommodation with the benefit of raised access floors, suspended ceilings and recessed lighting. The building has a gas fired central heating system and provides comfort cooling via ceiling mounted cassette units.

Access to the building, should it be retained, will be via a shared courtyard with Global House directly opposite, or from the Yarm Road frontage. Global House will be retained by the vendor and will continue to operate as an EE contact centre following refurbishment.

The building currently shares car parking with the adjacent building, Global House, that will be retained by the vendor, therefore the proposed sale includes 18 designated car parking spaces to the front of the building only. It may be possible to create additional parking spaces, subject to planning, and on the assumption that the subject property is acquired in single ownership.

Mercia House



Comprising a detached two storey purpose built office constructed in the early 1990's the building provides a total Net Internal Area of approximately 1,159 sq m (12,475 sq ft) of modern office accommodation with the solid floors and perimeter trunking, suspended ceilings incorporating recessed LED lighting and is presented in an open plan layout. The building has a gas fired central heating system and provides comfort cooling via ceiling mounted cassette units.

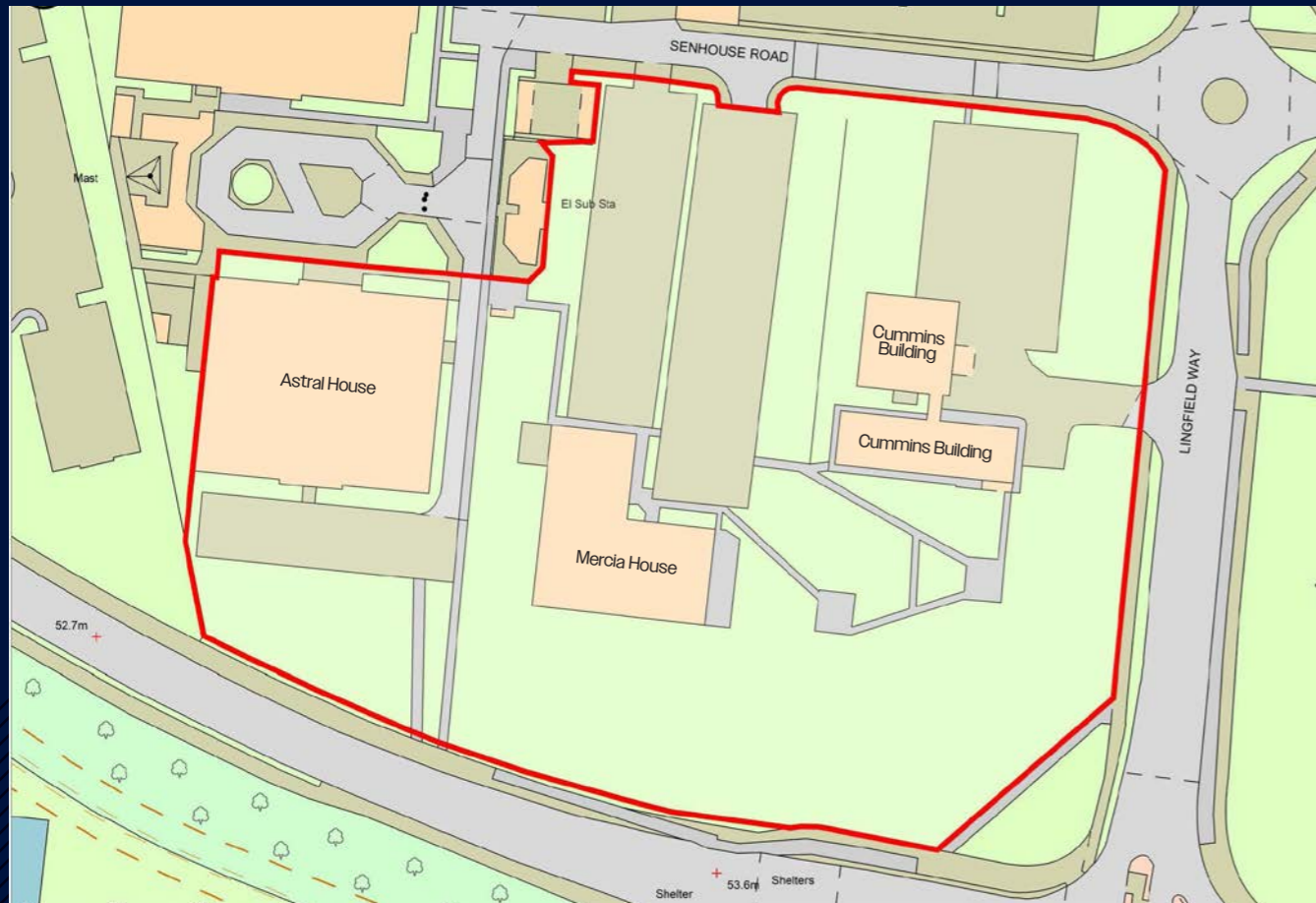
Mercia House has the benefit of a dedicated car park, providing a total of 103 spaces, providing a generous parking ratio of 1:121 sqft.

Cummins Building



The Cummins Building comprises two linked buildings providing a mix of office and warehouse accommodation extending to approximately 528 sq m (5683 sq ft) and arranged within a self-contained courtyard with direct access off Lingfield Way with corner frontage to the junction with Yarm Road.

The property benefits from a small yard area currently laid out to provide 44 parking spaces and generous landscaping to the south of the building itself.



Site boundary for illustration purposes only



Accommodation Schedule

BUILDING	ACCOMMODATION	USE	NIA (SQ M)	NIA (SQ FT)
Astral House	Ground & First Floor	Office	2,279	24,530
Mercia House	Ground & First Floor	Office	1,159	12,475
Cummins Building	Ground & First Floor	Warehouse/Office	528	5,683
TOTAL			3,966	42,689

Tenure

The subject property is currently held under three freehold titles and is offered with full vacant possession. Further information is available on request.

Opportunity

The property and buildings offer potential for a range of uses in their current configuration either to continue in office use or to be repurposed for alternative commercial or leisure uses either as a whole or in part.

Alternatively, the site offers an opportunity to acquire with vacant possession and redevelop a high profile site located on one of the main arterial routes into the town for alternative use, subject to planning.

Planning Commentary

Savills has undertaken an appraisal assessing the potential for continued office use (Use Class E(g)), redevelopment or change of use of Astral House, Mercia House and the Cummins Building against the adopted policy framework and relevant material considerations.

The Site benefits from a strategic location within a wide site allocation as safeguarded employment land, strong transport connectivity and proximity to existing commercial and industrial uses.

Policy E1 of the Darlington Local Plan identifies preferred use classes of B2, B8, E(g) and Sui Generis, but also allows for other employment-generating uses where they do not harm amenity or prejudice adjacent development. The continued use of the site as office, or another use identified under Policy E1

would therefore be acceptable in our opinion and subject to achieving other policies in the Local Plan such as parking and BNG.

The appraisal considered a wide spectrum of use classes, including traditional employment uses, leisure, drive thru restaurants, hospitality, indoor recreation and residential. While some uses may require justification through various assessments or mitigation of amenity impacts, the overall policy context supports a pragmatic and responsive approach to the future redevelopment or reuse of the Site.

Interested parties are encouraged to make their own enquiries with the local Planning Authority to satisfy themselves of any restrictions relating to their intentions for the site.



Information Pack

Please contact us for further information relating to the site.

Consideration

We are instructed to seek expressions of interest on either a conditional or unconditional basis for the freehold interest in the site as a whole and offered with full vacant possession, anticipated in H1 2027.

VAT

Where VAT is chargeable, the purchase price will be subject to VAT.

EPC

Please contact the agents for further details.



Viewing

Strictly by prior appointment with the sole selling agents

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