

Enterprise City - Spennymoor

TO LET Workshop and Storage Units
880 - 18,000 sq.ft (82 - 1,672 sq.m)
FREEHOLD AND LEASEHOLD SALES CONSIDERED

Enterprise City, Spennymoor, Co Durham, DL16 6JF

- High Quality Refurbished Units
- All Inclusive Rates
- Deal Direct with the Landlord
- Well Maintained Estate

M **M[®]Core**
LCP UK

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lcpgroup.co.uk



Enterprise City - Spennymoor



DESCRIPTION

Located just off the A688 and within 4 miles of the A1(M), Enterprise City is a highly maintained trading estate offering a wide variety of unit sizes.

With 300,000 sq ft of built space, the site is able to accommodate new business ventures through to headquarter requirements of established companies.

The site currently hosts traditional manufacturing industry, as well as trade, workshops, leisure and storage. Enterprise House offices offers over 9,000 sq ft of space for any overflow requirements.

SPECIFICATION

The workshop units are ideally suited to small and medium sized businesses and benefit from the following specification:

- Steel frame with block infill
- Minimum eaves height 4.3m (14ft) – greater in some units
- Electric roller shutter door access to each unit
- Recently refurbished units – new flooring, LED lighting and redecorated
- Private Office and WC provision in all units



Workshops and Storage Units

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RENT & TERMS

Flexible lease terms available. All inclusive rents.*

Freehold and leasehold sale considered.

*excluding business rates

INCENTIVES

A rent free period is granted at the start of a lease, by negotiation.

PLANNING

Current planning consent covers B1 (light industrial), B2 (General Industrial) and B8 (Storage). Permission has been granted previously for alternate uses including leisure and food, but parties should make their own enquiries with the Local Planning Authority.

ENERGY PERFORMANCE

See attached Availability Schedule or email propertyenquiry@lcpproperties.co.uk to obtain a copy of the certificate.

LEGAL COSTS

Each party to be responsible for the payment of their own legal costs incurred in connection with the granting of a lease.



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Unit 15 Available Immediately
1,730 sq.ft £17,600 per Annum

Unit 17 Available Immediately
1,445 sq.ft £14,700 per Annum

Unit 19 Available Immediately
1,947 sq.ft £18,800 per Annum

Unit 21 Available Immediately
1,840 sq.ft £18,700 per Annum

Unit 23 Available Immediately
880 sq.ft £10,300 per Annum

Unit 29 Available Immediately
3,145 sq.ft £30,400 per Annum

Unit 38 Available Immediately
965 sq.ft £11,300 per Annum

Unit 16 Available Immediately
1,680 sq.ft £17,100 per Annum

Unit 18 Available Immediately
3,149 sq.ft £30,500 per Annum

Unit 20 Available Immediately
4,035 sq.ft £37,000 per Annum

Unit 22 Available Sep 2025
2,810 sq.ft £27,200 per Annum

Unit 27 Available Immediately
965 sq.ft £11,300 per Annum

Unit 30 Available Immediately
1,934 sq.ft £19,700 per Annum

Rents quoted are inclusive of rent, service charge, building insurance and electric / water.

Tenants are responsible for business rates and any connections to a gas supply.

VAT is charged in addition to the quoted rents.



Development Option

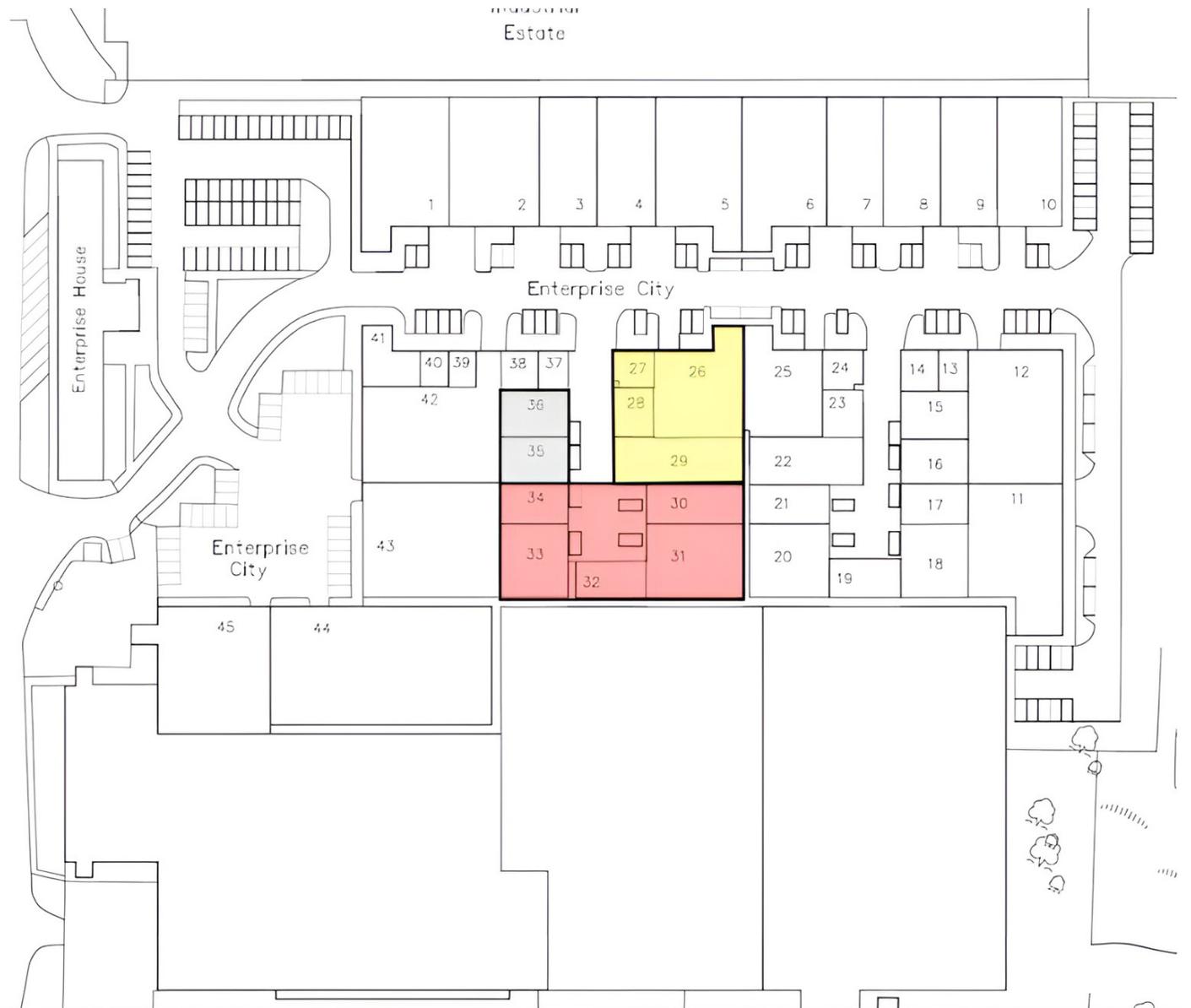
Enterprise City, Spennymoor, Co Durham, DL16 6JF

Mall A Redesign

-  c.18,000 sq ft
-  c.10,000 sq ft
-  Demolish to create parking / yard for 'red' unit

The Landlord can create units of 10,000 sq ft and 18,000 sq ft to accommodate larger requirements.

Please contact the landlord to discuss in further detail.

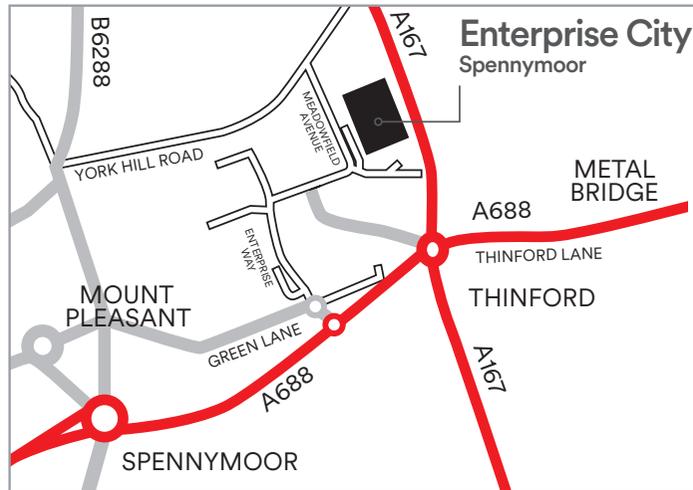


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LOCATION - DL16 6JF

Enterprise City is part of the Green Lane Industrial Estate a 300,000 sq.ft. (27,871 sq.m.) secure and popular business location located near Spennymoor, County Durham. The estate is accessed via the A688 from Junction 61 of the A1(M) 3.5 miles to the east.

Enterprise City is located 6 miles south of Durham City, Newcastle is 24 miles north and Middlesbrough is 22 miles south east. The area benefits from the East Coast Main Line Rail Station at Durham City and the International Airports at both Durham Tees Valley and Newcastle.



Local Distances (Approx.)

Durham City	5.2 Miles
Bishop Auckland	6.7 Miles
Sedgefield	7.6 Miles
Newton Aycliffe	7.8 Miles



DURHAMGATE is the largest mixed-use regeneration scheme in the North East of England with commercial, living and leisure opportunities. With almost 400 new homes facilities will include a convenience food store, cafés, restaurants, public house, hotel and a variety of other outlets. The national retailer Marston Inns have opened The Fox Cub, a family friendly public house, and a McDonalds, KFC and a Starbucks are in close proximity at Thinford Roundabout.

Viewing
Strictly via prior appointment
with the appointed agents

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SUBJECT TO CONTRACT
We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecodeew.co.uk