

# 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<sup>®</sup>Core**  
LCP UK

01384  
400123

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

Enterprise City, Spennymoor, Co Durham, DL16 6JF

## 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](mailto: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.



# Enterprise City - Spennymoor

Unit 23 Available Immediately

880 sq.ft £10,300 per Annum



Click here to view VR Walk Through or scan QR Code

Unit 15 Available Immediately

1,730 sq.ft £17,600 per Annum



Click here to view VR Walk Through or scan QR Code

Unit 18 Available Immediately

3,419 sq.ft £30,500 per Annum



Click here to view VR Walk Through or scan QR Code

Unit 16 Available Immediately

1,680 sq.ft £17,100 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 27 Available Immediately

965 sq.ft £11,300 per Annum

Unit 30 Available Immediately

1,934 sq.ft £19,700 per Annum

Unit 17 Available Immediately

1,445 sq.ft £14,700 per Annum

Unit 20 Available Immediately

4,035 sq.ft £37,000 per Annum

Unit 22 Available Immediately

2,810 sq.ft £27,200 per Annum

Unit 29 Available Immediately

3,145 sq.ft £30,400 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

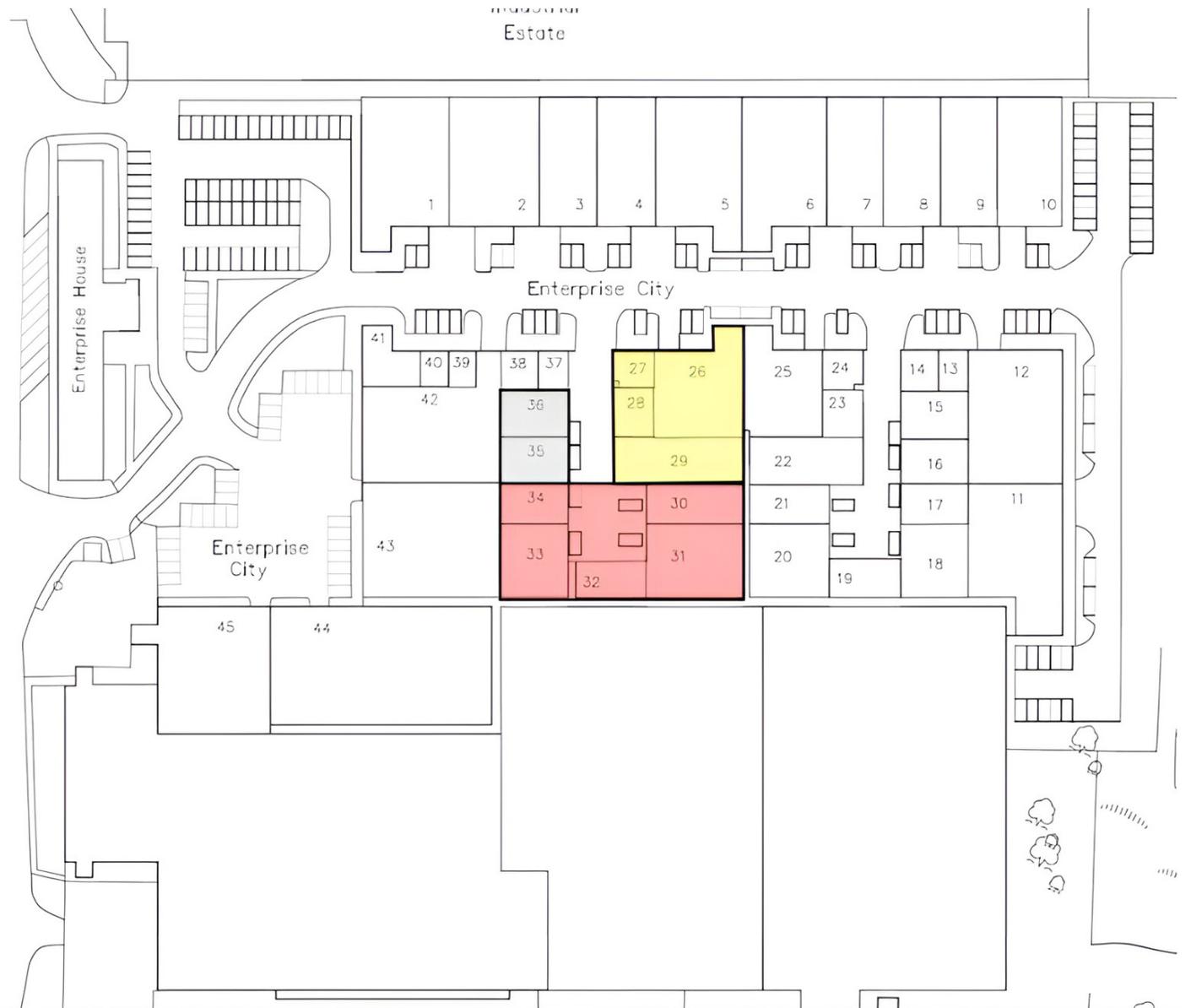
Enterprise City, Spennymoor, Co Durham, DL16 6JF

## 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.

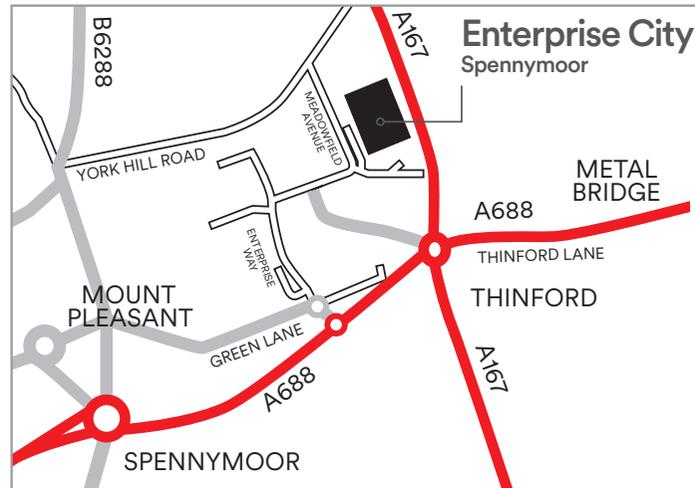


# Enterprise City, Spennymoor, Co Durham. DL16 6JF

## 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

**Naylors**   
**Gavin Black**  
Commercial Property People

**Keith Stewart**  
07796 302147  
keith@naylorsgavinblack.co.uk

**Tobi Morrison**  
07734 229958  
tobi.morrison@naylorsgavinblack.co.uk



**Nick Bryson**  
07553 680122  
NBryson@lcpproperties.co.uk



**Rakesh Joshi**  
07741 385322  
RJoshi@lcpproperties.co.uk

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it]. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. 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: <https://www.rics.org/uk/uploading-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-tst-edition/>. LCP's privacy notices that apply to its use of your personal information are at [www.lcpgroup.co.uk/policies](http://www.lcpgroup.co.uk/policies). The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at [www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf](http://www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf).

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.commercialleasecodeaw.co.uk](http://www.commercialleasecodeaw.co.uk)