



TO LET

Warehouse/Production Unit

42,890 sq.ft (3,985 sq.m)

FREEHOLD AND LEASEHOLD SALE CONSIDERED

Unit 3 Enterprise Point, Multipark Enterprise City, Spennymoor, County Durham, DL16 6JF

• 60m Yard Depth • Up to 8m Clear Height • CCTV Estate Security • Additional 44,000 sq.ft Available Adjacent

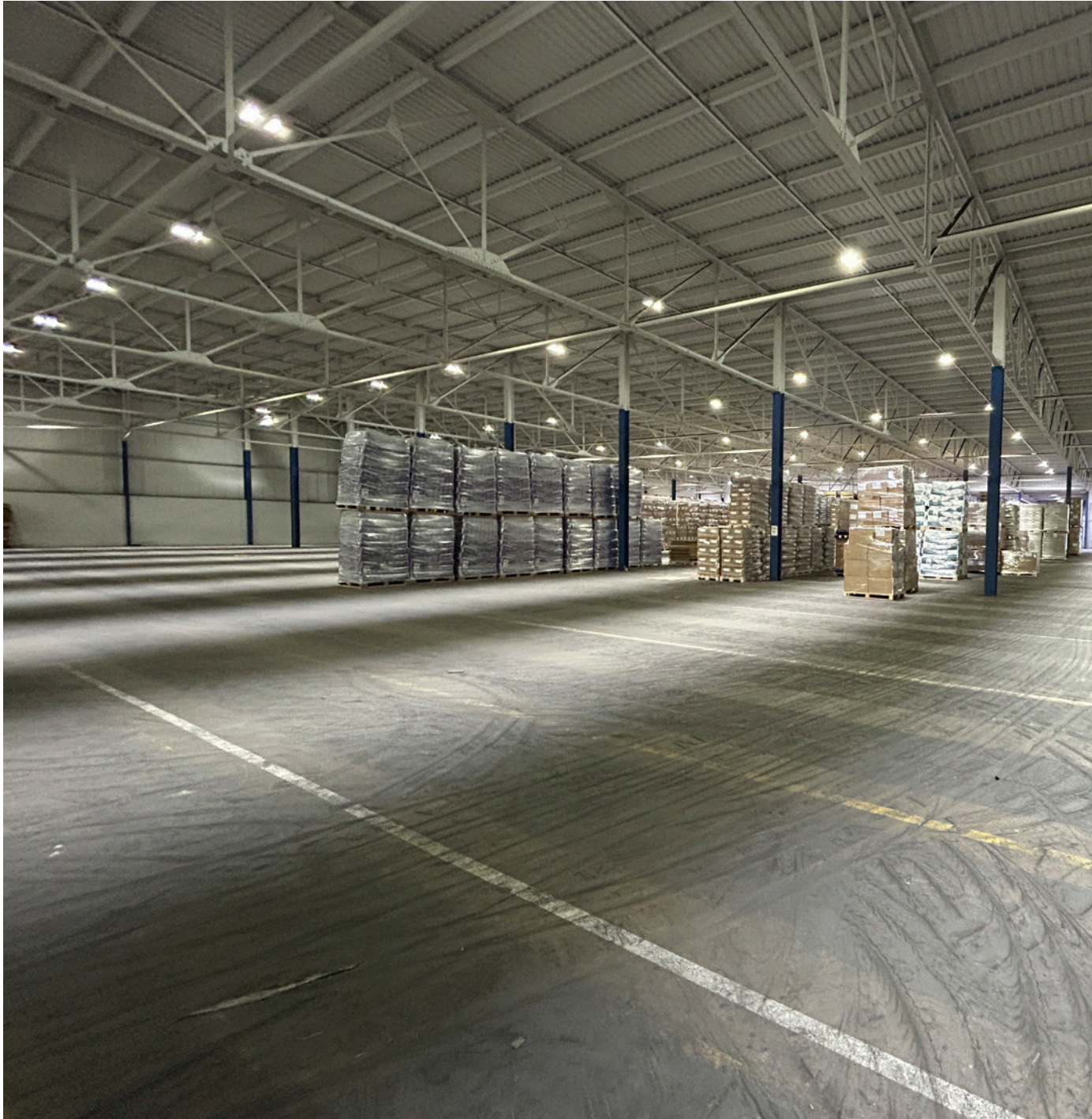
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Areas (Approx. Gross Internal)

Warehouse	42,890 sq.ft	(4,645 sq.m)
TOTAL	42,890 sq.ft	(4,645 sq.m)

Neighbouring unit of 44,000 sq ft may be available

Description

The estate benefits from CCTV estate security and free car parking.

- Up to 8m clear height
- 60m yard depth
- 2 full height electric roller shutter doors
- LED Lighting
- Water, electric & WC facilities

Rent

£225,000 per annum (£5.25 psf)

Freehold and leasehold sale considered.

Rates

Tenant to make own enquiries.

Service Charge

A low service charge at £0.44 psf will be levied for the maintenance of common areas.

Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

Further information available upon request.

Planning

The property is considered suitable for B1 (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use. All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

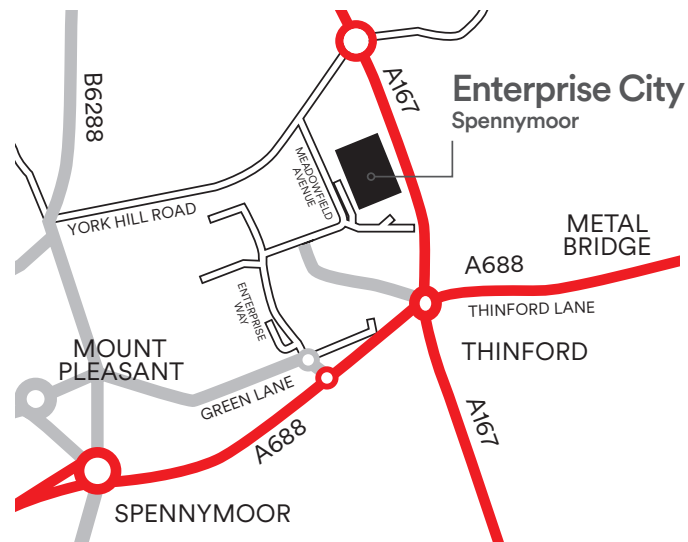
Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.

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.

Tenants of which there are over 30 cover many industrial, commercial and technological activities and include Durham Police, Just Sport (Group) Ltd and the NHS Primary Care Trust.



Viewing

Strictly via prior appointment with the appointed agents

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