

Enterprise City - Spennymoor

TO LET Workshop and Storage Units
880 - 14,200 sq.ft (82 - 1,319 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

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 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 15

Available Immediately

1,730 sq.ft £17,160 per Annum



Click here to view VR Walk Through
or scan QR Code

Unit 18

Available Immediately

3,419 sq.ft £29,660 per Annum



Click here to view VR Walk Through
or scan QR Code

Unit 23

Available Immediately

880 sq.ft £10,270 per Annum



UNDER OFFER
Click here to view VR Walk Through
or scan QR Code

Unit 13

Available July 2026

955 sq.ft £10,900 per Annum

Unit 14

Available August 2026

905 sq.ft £10,335 per Annum

Unit 16

Available Immediately

1,680 sq.ft £16,666 per Annum

Unit 19

Available Immediately

1,947 sq.ft £18,340 per Annum

Unit 20

Available Immediately

4,035 sq.ft £36,000 per Annum

Unit 21

Available Immediately

1,840 sq.ft £18,250 per Annum

Unit 22

Available Immediately

2,810 sq.ft £24,773 per Annum

UNDER OFFER

Unit 26

Available October 2026

5,015 sq.ft £44,700 per Annum

Unit 29

Available Immediately

3,145 sq.ft £29,625 per Annum

Unit 30

Available Immediately

1,934 sq.ft £19,185 per Annum

Unit 31

Available Immediately

4,135 sq.ft £36,880 per Annum

Unit 36

Available July 2026

1,686 sq.ft £16,725 per Annum

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

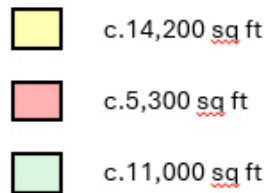
Tenants are responsible for business rates and any connections to a gas supply.

VAT is charged in addition to the quoted rents.



Enterprise City, Spennymoor, Co Durham, DL16 6JF

Enterprise City, Spennymoor, Co Durham, DL16 6JF



The Landlord can combine units to offer unrestricted footprints of 14,000 sq ft. Larger requirements can be considered upon request. Rental discounts are available on larger requirements.

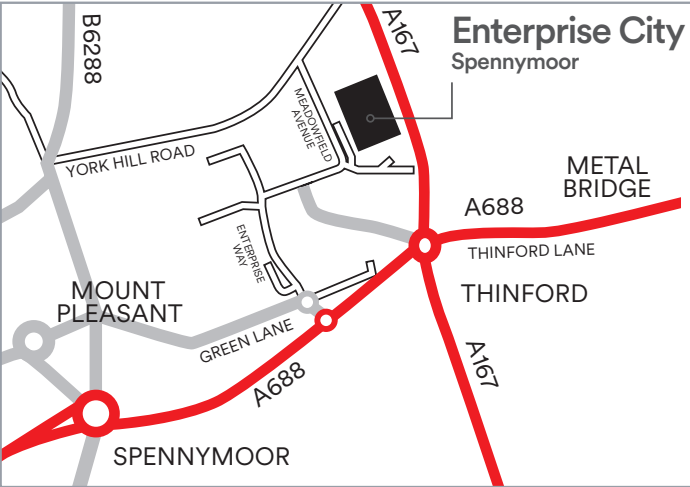
Please contact the landlord to discuss in further detail.



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/holding-professional-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at 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.

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.commercialleasecode.co.uk