



TO LET/FOR SALE – WAREHOUSE/DISTRIBUTION UNIT

Mulberry Way, Dubmire Industrial Estate, Houghton-le-Spring, DH4 5RH

Naylors 
Gavin Black
Commercial Property People

HIGH BAY WAREHOUSE/DISTRIBUTION UNIT

- Excellent links to the A690 and A1(M)/A19
- Two storey offices
- High bay warehouse with 10m eaves
- Site fully enclosed by a 2m high palisade fence

Location

Dubmire Industrial Estate is accessed via the A1052 west of Houghton-le-Spring Town Centre and is located on the A690 approximately 4 miles to the south west of Sunderland City Centre, 8 miles south of Newcastle and 6 miles to the North East of Durham City Centre. The A690 dual carriageway links the A1 and A19 both approximately 5 miles from the subject property providing excellent access to the two main principal roads.

Description

The property which was built in 2008 comprises a detached industrial warehouse property of steel portal frame construction with clad elevations and roof with intermittent roof lights.

There are two-storey offices fronting the property consisting of open plan and cellular offices, boardroom and staff canteen. There are WC facilities over both floors.

The offices have Category 2 lighting, suspended ceilings and are carpeted throughout together with double glazed windows, window shutters and air conditioning/heating units.

The warehouse has a concrete floor, a mix of high bay sodium and LED lighting, an eaves height extending to 10m with 5 electric roller shutter doors of which measure 4.4m wide by 5m high.

There is a yard to the side and rear with a canopy. The site is fully enclosed by a 2m high palisade fence and the property has CCTV surrounding the facility. There is a good element of parking fronting the property.

Accommodation

The property has been measured on a Gross Internal Area based on the RICS Code of Measuring Practice 6th Edition.

Area	M ²	Ft ²
Ground Floor inc. office	2,716	29,233
First floor office	145	1,564
Mezzanine	157	1,691
Rear Canopy	437	4,703
Total	3,455	37,191

Tenure

The property is held on a freehold basis.



NAYLORS GAVIN BLACK LLP for themselves and for the vendors and lessors of the property give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
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- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

Terms

The property is available on a new lease on terms to be agreed.

Rent

£175,000 per annum exclusive.

Price

£1,900,000.

Rateable Value

The Valuation Office Agency website described the premises as 'Warehouse and Premises'.

Rateable Value 2017 List: £109,000.

EPC

An EPC is available upon request.

VAT

All figures quoted are exclusive of VAT where chargeable.

Money Laundering

We will require two forms of identification and proof of funding from any potential purchaser.

Viewing Arrangements

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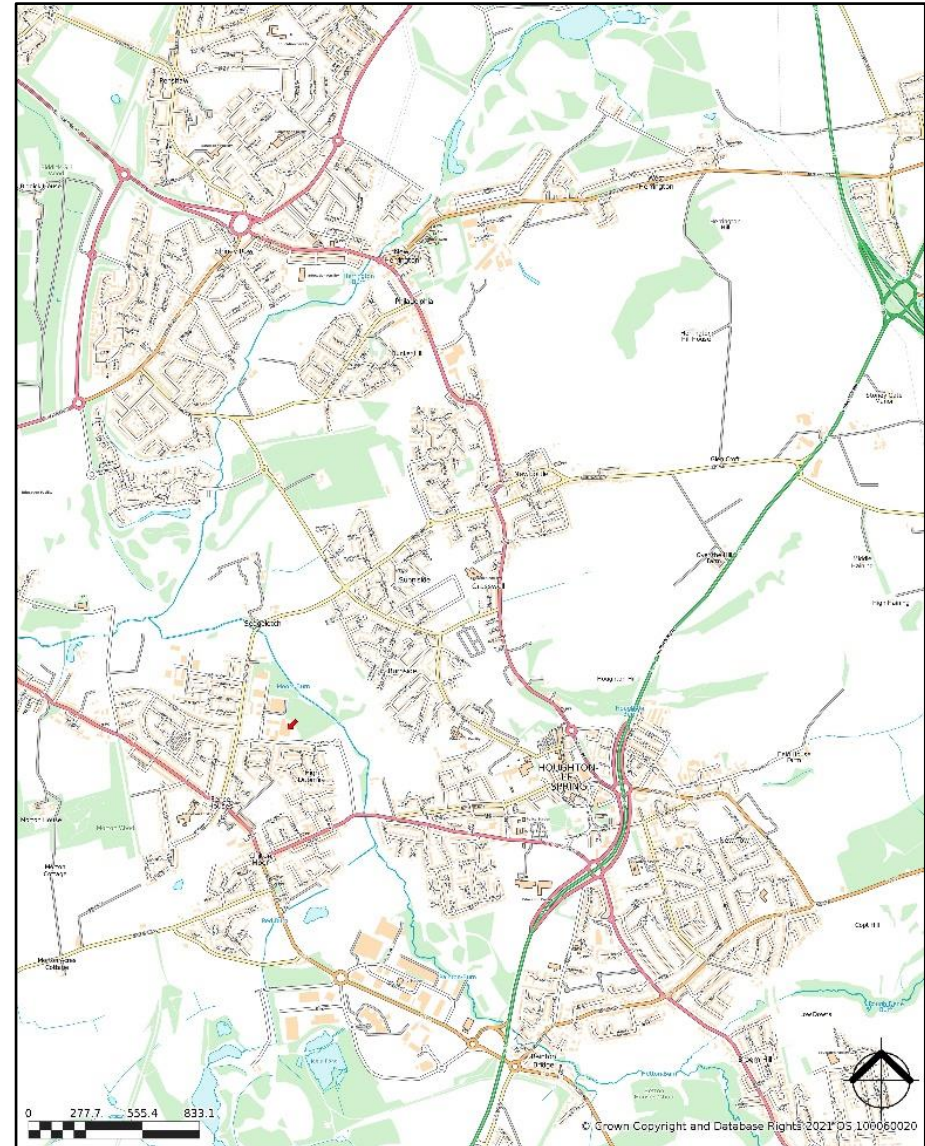
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