

Immediately  
Available

# North Point

Belmont Industrial Estate Durham DH1 1TN

## To Let - Units 1 & 2

Fully Refurbished Industrial Warehouse Units  
16,092 - 20,298 sq ft



Industrial

North Point sits within the well established Belmont Industrial Estate, which boasts a wealth of occupiers including the Royal Mail, Howdens, DPD and Arriva.

The business park is extremely well located with access to the A1(M) less than 2 miles to the north and Durham City Centre 3 miles to the south via the A690 dual carriageway.

### Nearby occupiers include:

- Royal Mail
- DPD
- Arriva
- Howdens
- Kans and Kandy
- Motor Parts Direct

### Location

Belmont Business Park is located at Junction 62 and immediately adjacent to the A1(M) approximately 16 miles to the south of Newcastle City Centre.

Sunderland City Centre is approximately 9 miles to the north east via the A690 and Durham City approximately 3 mile to the south.

The Park has excellent links to all parts of the region with the east coast mainline railway service to London Kings Cross and Edinburgh available at Durham City Train Station.



Travel Distance	Miles
Durham City Centre	3
Sunderland	9
Newcastle City Centre	16
Port of Tyne / Tyne Tunnel	18
Teesside Int. Airport	23
Newcastle Int. Airport	25
Teesport	35

North Point

**Unit 1** Available Now  
16,092 sq ft (1,494.9 sq m)



Industrial

# Unit 1 Available Now

16,092 sq ft (1,494.9 sq m)

Unit 1 is immediately available following comprehensive refurbishment.



## Specification

- + Steel portal frame construction
- + Internal eaves height of 7.27m
- + Concrete flooring in the warehouse areas
- + High bay LED lighting
- + High quality office accommodation
- + Canopy loading
- + 26 car parking spaces
- + Concrete loading yard
- + WC's and kitchenette facilities

## Accommodation

UNIT 1	SQ M	SQ FT
Warehouse	923.3	9,938
Undercroft	77.3	832
Ground Floor Office	221.7	2,387
First Floor Office	272.6	2,935

## Rent

UNIT	RENT PA	AVAILABILITY
Unit 1	£105,000	Now

# Industrial

## Quoting Terms

Unit 1 is available to let by way of a new effective full repairing and insuring lease for a term of years to be agreed.

## Service Charge/ Buildings Insurance

On application.

## Rateable Value

£65,500 (Effective April 2023).

## EPC

Available on request.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## VAT

All rents, premiums and purchase prices quoted are exclusive of VAT.



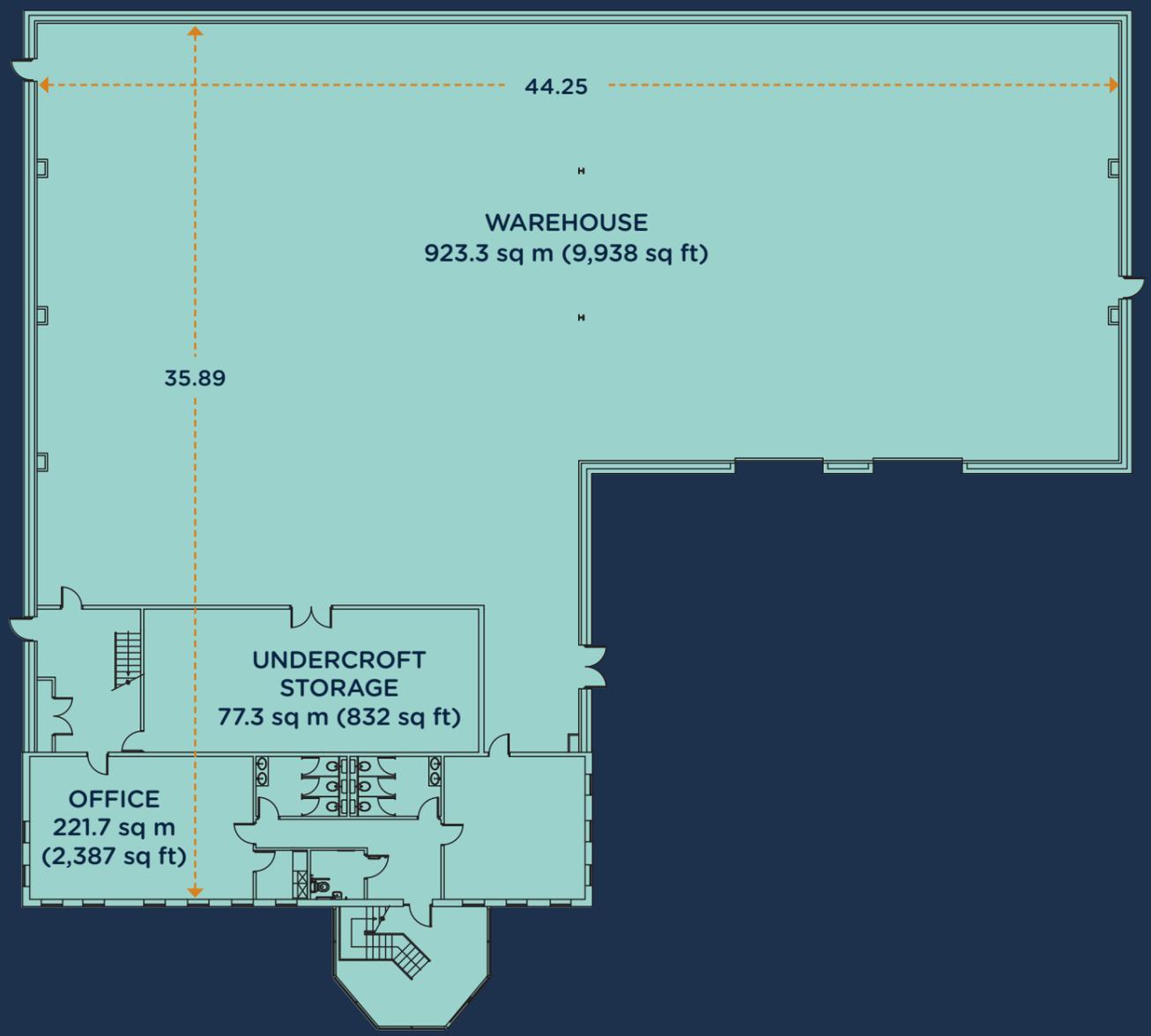


Industrial

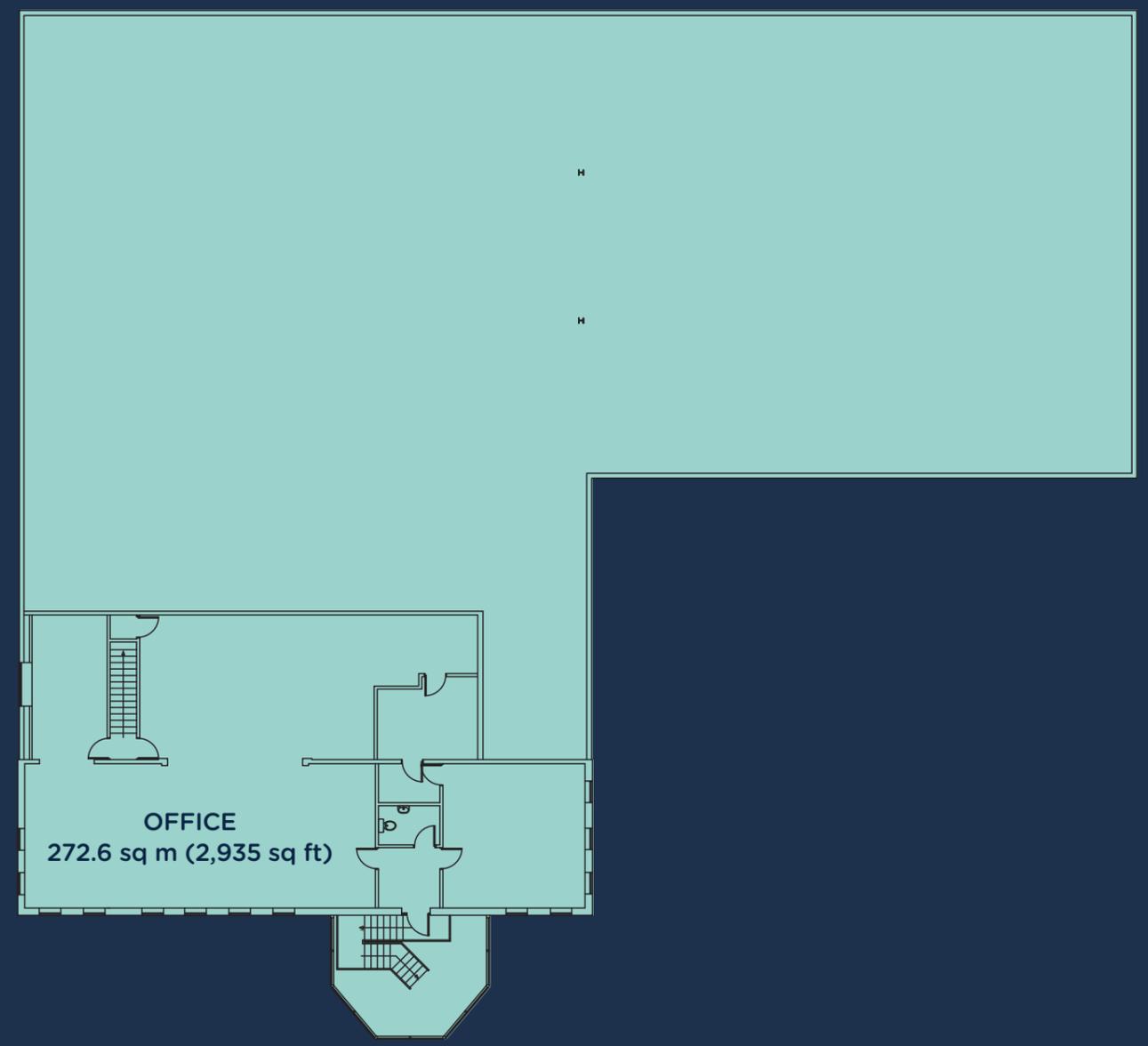
# Unit 1 Available Now

16,092 sq ft (1,494.9 sq m)

GROUND FLOOR - PROPOSED FLOOR PLAN



FIRST FLOOR - PROPOSED FLOOR PLAN



**Unit 2** Available Now  
20,298 sq ft (1,885.74 sq m)



Industrial

# Unit 2 Available Now

20,298 sq ft (1,885.74 sq m)

Unit 2 is immediately available following comprehensive refurbishment.



## Specification

- + Steel portal frame construction
- + Internal eaves height of 7.27m
- + Concrete flooring in the warehouse areas
- + High bay LED lighting
- + High quality office accommodation
- + Extensive canopy loading areas
- + 6 car parking spaces in shared yard area
- + Concrete yard space
- + Secure side yard extending to approx 10,000 sq ft
- + WC's and kitchenette facilities

## Accommodation

UNIT	SQ M	SQ FT
Unit 2	1,885.74	20,298

## Rent

UNIT	RENT PA	AVAILABILITY
Unit 2	£132,000	Now

# Industrial

## Quoting Terms

Unit 2 is available to let by way of a new effective full repairing and insuring lease for a term of years to be agreed.

## Service Charge/ Buildings Insurance

On application.

## Rateable Value

£77,500 (Effective April 2023).

## EPC

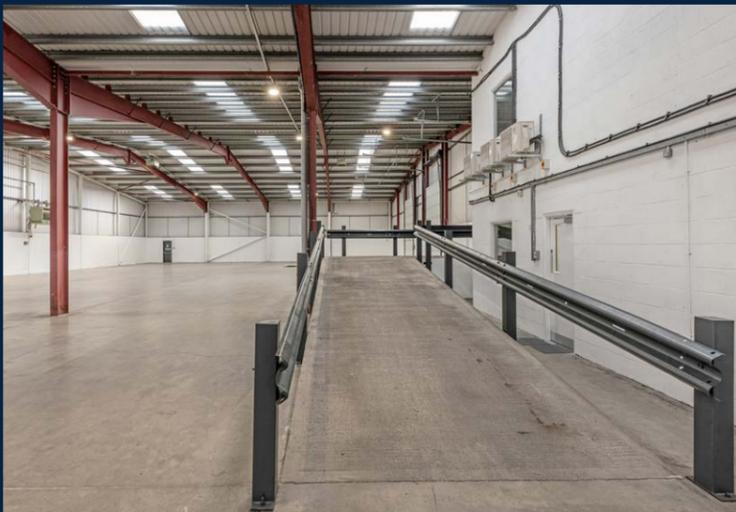
Available on request.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## VAT

All rents, premiums and purchase prices quoted are exclusive of VAT.



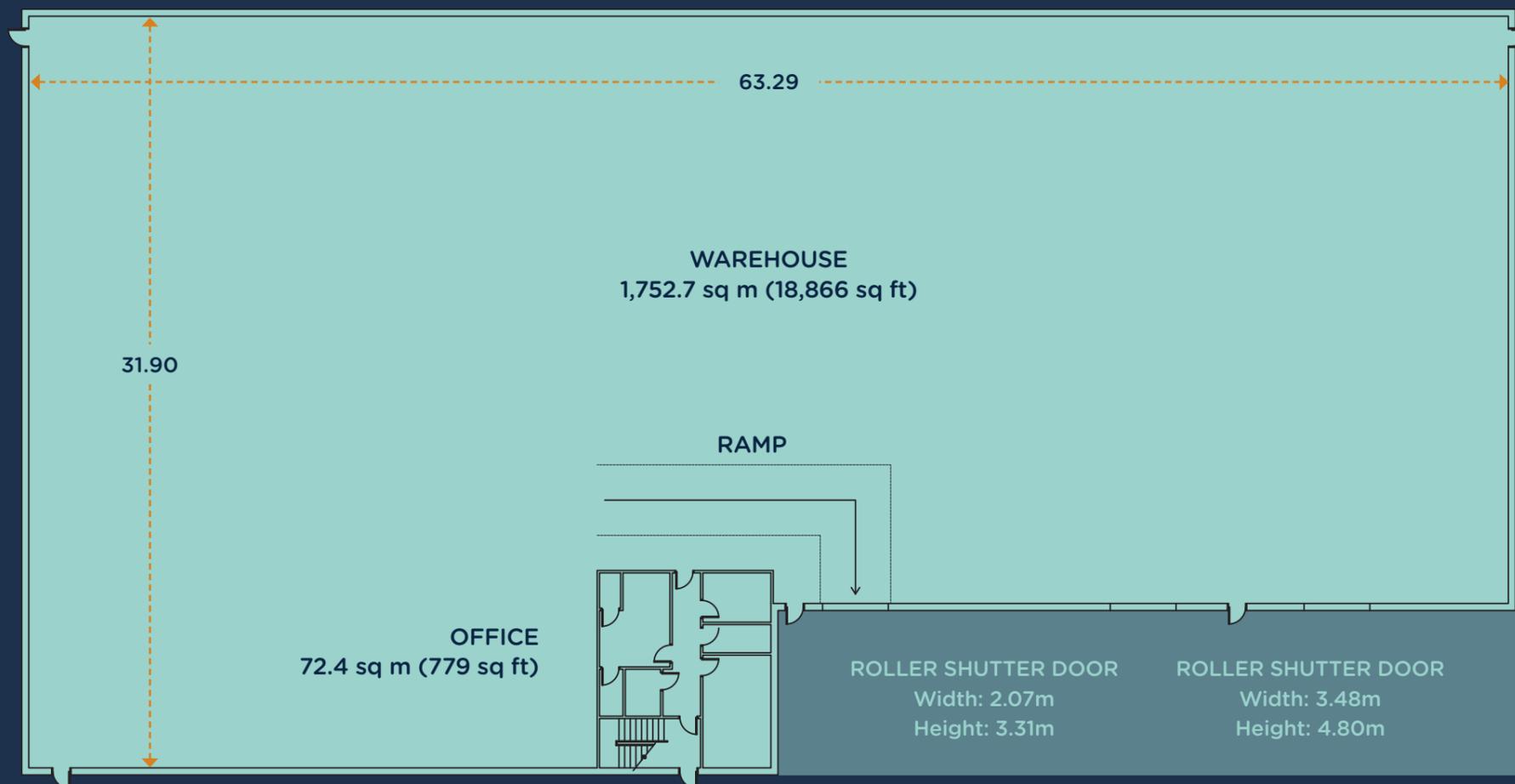


Industrial

# Unit 2 Available Now

20,298 sq ft (1,885.74 sq m)

GROUND FLOOR PLAN



FIRST FLOOR PLAN



Units 1 & 2

# North Point

Belmont Industrial Estate Durham DH1 1TN

Asset Manager

 MARCHMONT

For further information or to arrange  
a viewing please contact joint agents:



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