

TO LET

S1B, Tursdale Business Park, Tursdale,
Durham, Durham, DH6



Workshop/Warehouse Accommodation with Offices

8,174 Sq Ft (759.36 Sq M)

- SELF-CONTAINED COMPLEX WITH 24 HOUR MANNED SECURITY
- SINGLE OPERATIONAL CRANEAGE (SWL 5 TONNE - U/S HEIGHT 6.4M)
- EAVES HEIGHT - 8.5M (APEX 10M)
- EXCELLENT COMMUNICATION LINKS TO A1

For further information please contact:

Duncan Christie
E: duncan@naylorsgavinblack.co.uk
DD: 07841 764 765

Keith Stewart
E: keith@naylorsgavinblack.co.uk
DD: 07796302147

Alternatively contact our joint agent Frew Pain & Partners - 0191 229 9517

Second Floor
One Strawberry Lane
Newcastle upon Tyne
NE1 4BX
Tel: +44 (0)191 232 7030
Naylorsgavinblack.co.uk

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Location

The unit is located within Tursdale Business Park, an established industrial estate with 24 hour manned security.

The Park comprises a medium to heavy engineering complex, much of which has been refurbished and extended within the recent past. Tursdale is located in rural landscape approximately 5 miles South of Durham and enjoys excellent access to the A1(M), with Amazon and Durham Motorway Services being very close by.

Description

The unit is a mid-terrace engineering workshop of steel portal frame construction with brick and clad elevations under a steel profile sheet roof.

The warehouse area has concrete flooring, LED lighting and a 5 tonne travelling crane. Minimum eaves height is 8.5m to the haunch, rising to 10m at the apex. An electrically operated roller shutter door provides access to the warehouse, measuring 6.4m (wide) x 4.98m (high). To the rear of the building is an office and store area, with stairs leading to a further mezzanine storage level, with male and female W.C's.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises the following areas:

	Sq Ft	Sq M
Unit SB1	8,174	759.36

Terms

The unit is available by way of a new FRI lease for a term of years to be agreed.

Rent

£30,000 per annum.

Service Charge

On application.

EPC

The property has a rating of D(84).

Rateable Value

£21,000 (April 2023 figure).

Legal Costs

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

VAT

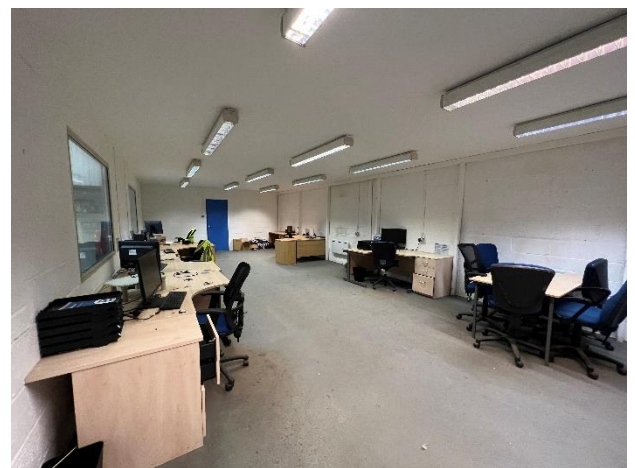
All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3A D Tel: 0207 695 1535.

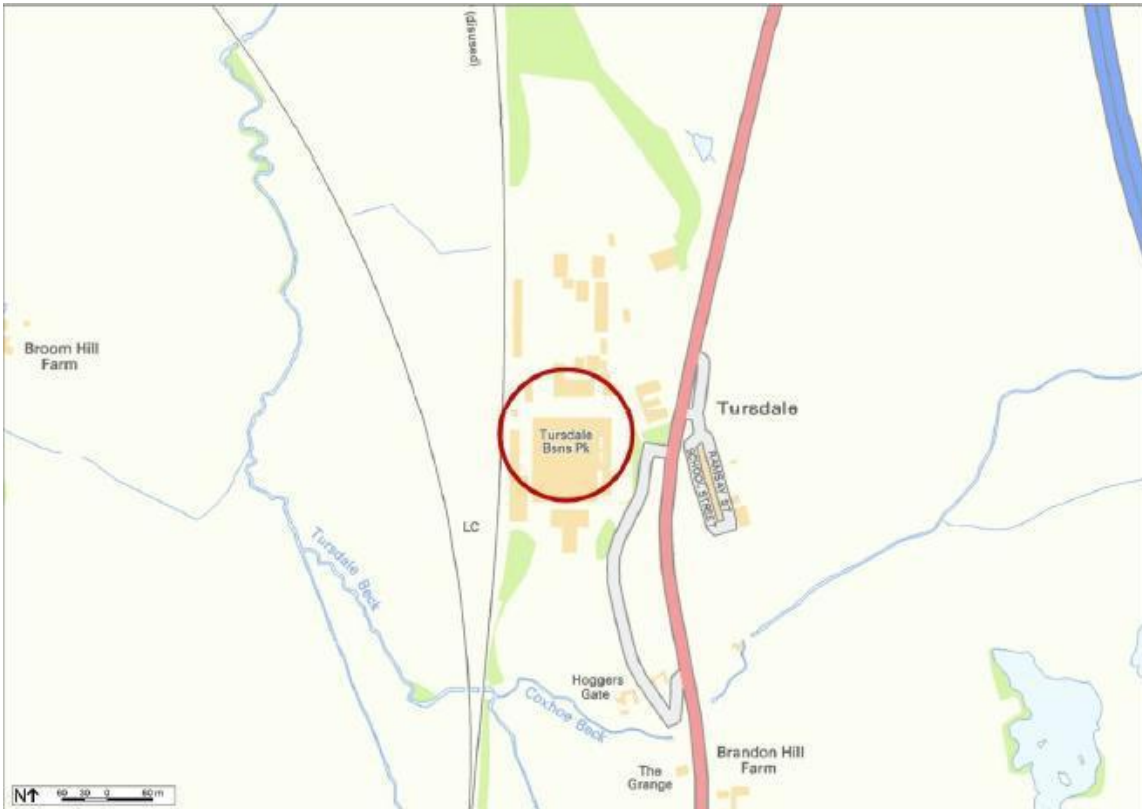
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Durham, Durham, DH6



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TURSDALE
BUSINESS
PARK,
TURSDALE,
COUNTY
DURHAM DH6
5PG



FIND
Scale 1:6,000
Date 10/04/11
Ordnance
Survey