



Industrial/Warehouse Units

**Ranging between 2,962 – 6,099
sq ft**

- Estate Parking
- Well-connected location
- Rarely Available

For further information please contact:

Tobi Morrison
E: tobi.morrison@naylorsgavinblack.co.uk
DD: 07734 229958

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

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



RICS



TO LET

Skillion Business Centre,
 Littleburn Industrial Estate, Durham,
 DH7 8HG

Location

Skillion Business Centre, situated within the well-established Littleburn Industrial Estate in Langley Moor, Durham, benefits from exceptionally strong transport links. The estate lies directly on the A690, which runs through Durham city and offers convenient access to the A1(M)—a mere 15-minute drive away—ensuring seamless regional and national connectivity. Additionally, the A167 is just 2.1 miles away, providing efficient links to Chester-le-Street to the north and Newton Aycliffe and Darlington to the south. Nestled approximately 2 miles south-east of Durham city centre, and within comfortable reach of Sunderland to the southeast and Newcastle upon Tyne to the northwest, the centre offers an ideal base for businesses focused on industrial activity, logistics, and efficient distribution within the North East.

Description

The units form part of a terrace and are of steel portal frame construction with blockwork walls. Internally the units benefit from concrete flooring, LED lighting & W.C facilities. Unit 8 also offers a kitchenette and office accommodation. Minimum eaves height to the haunch is 4.46m and maximum eaves height to the haunch is 6.32m. Ample parking is provided within the estate. The units are also equipped with roller shutter doors measuring 4.09m in height and 2.84m in width. Unit 8 features one shutter door, while Unit 5 has two.

Accommodation

The property comprises the following Gross Internal Areas:

	M ²	Ft ²
Unit 4	236	2540
Unit 5	275	2962
Unit 8	567	6099

Terms

The units are available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

Quoting rents:

	RENT PER ANNUM
Unit 4	£17,200
Unit 5	£20,000
Unit 8 & 8A	£30,000

Utilities

We understand the units are connected to mains services however we would recommend interested parties to make their own enquiries in this regard.

Rateable Value

The VOA indicates that the properties have a rateable value (from April 2023) as follows:

	RV
Unit 4	£8,000
Unit 5	£9,100
Unit 8 & 8A	£8,200

TO LET

Skillion Business Centre,
Littleburn Industrial Estate, Durham,
DH7 8HG

EPC

The current ratings are

	EPC
Unit 4	TBC
Unit 5	D
Unit 8 & 8A	C

Legal Costs

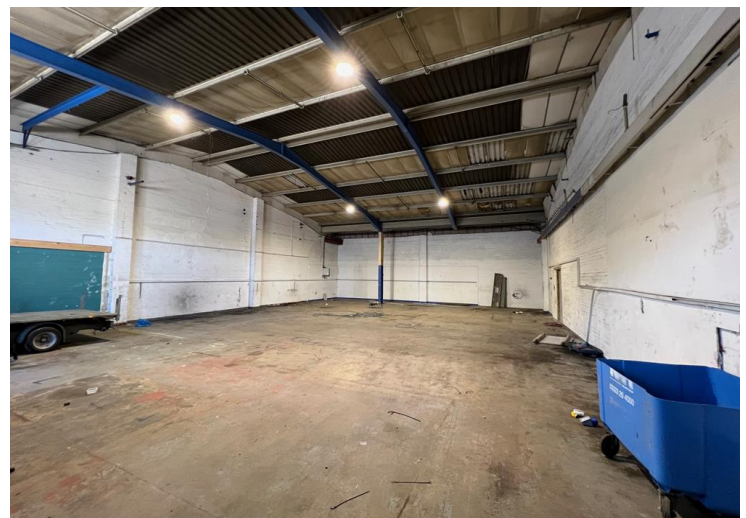
Each party to be responsible for their own legal costs incurred in this transaction.

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 3AD Tel: 0207 695 1535.

VAT

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





NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK 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.
- (ii) All descriptions, , reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylor's Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person, either principals or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.
- (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

TO LET

Skillion Business Centre,
Littleburn Industrial Estate, Durham,
DH7 8HG

