



Industrial Storage Land / Compound

1.71 Acres (0.69 Hectares)

- Established industrial estate adjacent to A1(M)
- Suitable for a variety of uses
- New lease available
- Adjacent to a number of well-established companies

For further information please contact:

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FOR SALE/TO LET

Belmont Business Park, Belmont, Durham,
DH1 1TN

Location

Belmont Industrial Estate is located just off junction 62 of the A1(M) motorway approximately 1 mile north of Durham City Centre.

Newcastle upon Tyne is approximately 15 miles north via the A1(M) and Sunderland City Centre approximately 9 miles to the north east via the A694.

Belmont is a mixed use location which includes car showrooms, pub/hotel, offices and trade counter units.

Nearby occupiers include Welds Rental, Howden Joinery, DPD and Greggs.

Description

The site comprises a rectangular shaped opportunity which is enclosed by a pallisade fence of approximately 1.8m high and is laid on partial hardcore with made up ground.

Services

We understand all mains services are connected to the boundary of the site. Interested parties are recommended to make their own enquiries in this regard.

Accommodation

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

	Acres	Hectares
Total	1.71	0.69

Terms

The site is available on a new lease for a term of years to be agreed or freehold sale.

Rent

£85,500 per annum exclusive.

Price

Offers in the region of £800,000 exclusive.

Rateable Value

Interested parties are advised to contact Durham County Council Rates Department to establish the current rates payable.

Legal Costs

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

VAT

All figures quoted are exclusive of VAT where chargeable.

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.

TO LET

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