



## Modern Industrial / Warehouse Unit

4,864 Sq Ft (451.87 Sq M)

- Established estate
- Prominent industrial unit
- Office and W/C facilities
- Loading yard and parking
- New lease available

For further information please contact:

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## TO LET

Unit 6B Belmont Business Park, Belmont,  
Durham , DH1 1TN

### Location

Belmont Industrial Estate is located just off Junction 62 of the A1M motorway approximately one mile north of Durham City Centre.

Newcastle upon Tyne City Centre lies approximately 15 miles north via the A1M and Sunderland City Centre approximately 9 miles to the north east via the A690. Belmont is a mixed use location which includes car showrooms, family pub/hotel, offices and trade counter units.

Nearby occupiers include Boels Rental, Howden Joinery and DPD.

### Description

The property comprises a modern industrial/warehouse unit of steel portal frame construction with insulated cladding to the elevations and roof. The unit has office, kitchenette and w/c facilities, together with warehouse gas blower heater. Minimum eaves height is 4.88m to the cross beams, rising to 6.88m at the apex. The loading door is electric and measures 3.4m wide by 4.7m high. There is parking and shared yard fronting the property.

### Services

We understand the property is connected to all main services however we recommend interested parties make their own enquiries in this regard.

### Accommodation

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

|         | Sq Ft | Sq M   |
|---------|-------|--------|
| Unit 6B | 4,864 | 451.87 |

### Terms

Available by way of a new FRI lease, for a term of years to be agreed.

### Rent

Quoting £28,000 Per Annum Exclusive

### EPC

D (94).

### Rateable Value

The Rateable Value for the unit is £23,500 (April 2023).

### 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 Naylors 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 3AD Tel: 0207 695 1535.

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