



Industrial Unit

9,278 Sq Ft (861.93 Sq M)

- Updating works to take place prior to a new tenant taking occupation
- Versatile space
- Parking & loading apron
- Well located estate
- Office & amenity space

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Location

Unit 7 Merrington Lane Industrial Estate is located within Spennymoor, a popular town in County Durham, just 6 miles south of Durham city centre. The property is located approximately 2.5 miles from the A1(M), just off the A688.

Neighbouring occupiers include Stiller, North East Logisitcs Limited, XDP and Engineered Foam Products.

Description

The estate comprises terraced industrial units of steel frame construction.

The subject unit benefits from external elevations of brickwork and profile cladding construction under a pitched roof. Internally the units benefit from concrete flooring, LED lighting and one electrically operated roller shutter door.

The unit benefits from clear internal height of 5.2m, rising to 7.8m at the apex. The roller shutter door height extends to 4.9m. The accommodation includes W/C access and an office/reception block to the front.

Externally, the unit benefits from assigned car parking spaces and loading apron to the front.

Services

We understand the properties benefit from mains services connections.

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 7	9,278	861.93

Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£42,000 Per Annum Exclusive.

Service Charge

Further information on service charge available on request.

EPC

D 88.

Rateable Value

All interested parties are advised to make their own business rates enquiries with the relevant local authority

Legal Costs

Each party to bear their own costs incurred.

VAT

All rents and prices quoted are exclusive of VAT.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant(s).

TO LET

Unit 7, Merrington Lane Industrial Estate,
Spennymoor, Durham, DL16 7XL



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