



Industrial Unit

50,425 Sq Ft (4,684.48 Sq M)

- Unit 1 - 50,425 sqft
- Subject to Refurbishment
- New entrance to be created from estate road
- Two storey offices
- Extensive car parking

For further information please contact:

Duncan Christie
 E: duncan@naylorsgavinblack.co.uk
 DD: 07841764765

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

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

TO LET

Units 1 & 2, The Henderson Building,
Bowburn North Industrial Estate, County

Location

The property is located at the entrance to Bowburn North Industrial Estate. Bowburn is situated approximately 4 miles south of Durham and 17 miles north of Darlington at J61 A1(M). Access to the estate is off the A177.

Bowburn North is a well-established estate, with several manufacturing, logistics and trade counter occupiers in situ, including Electrolux, Esh Group and Brakes. The estate is located immediately north of Amazon's 2m sq ft Durham fulfilment centre.

Proposed Refurbishment

- New dedicated entrance for the unit to be created from estate road.
- New office windows and redecoration of cladding to the front elevation.
- Internal warehouse clearance and redecoration.
- Internal office refurbishment.

Description

The estate comprises 4 units with secure yard space. Unit 1 offers manufacturing accommodation with office space over ground and first floors.

Externally the property benefits from a secure yard to the front and rear of the buildings. Unit 1 benefits from dedicated car parking to the front of the property. The total site extends to approximately 3.91 hectares (9.65 acres).

Unit 1 is available from January 2026.

Services

We understand that the property is connected to all mains services.

Accommodation

	Sq Ft	Sq M
Unit 1	50,425	4,684.48

Terms

Available by way of full repairing and insuring lease for a term to be agreed. Rent on application

Rent

On Application

EPC

The property has the following EPC Rating:

Unit 1 - D

A copy of the certificate are available on request.

Rateable Value

According to the Valuation Office Agency website the property has Rateable Values as follows:

Unit 1 - £120,000

Interested parties speak to the Local Rating Authority to confirm the 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 which may apply.

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).



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