



For Sale/To Let **DH4 5PH**

**Mercantile Road,
Houghton Le Spring.**

- Due to relocation business not effected
- 28,813 sqft detached unit.
- 10-meter eaves.
- 2 level access doors.
- Large secure fenced yard.
- 275kva power supply



Location

Rainton Bridge is a mixed industrial and office park adjacent to the A690 immediately south of Houghton le Spring. The whole area has become an established industrial/office park location with occupiers including Lear Corporation, Saietta and FedEx.

The property is situated close to the A690 which provides dual carriageway access to both the A19 and the A1(M)

Description

The property comprises a modern detached industrial unit constructed in 2015/16 of steel portal frame with insulated flat panels to the elevations and insulated steel cladding to the roof incorporating translucent roof lights. Internally there is a breeze block inner plinth wall to 2.3m. The property has an eaves height of 10m to underside of haunch.

There are currently two 8 tonne gantry cranes within the warehouse which are 7m to underside of beam. The warehouse also benefits from a full electrical distribution system, compressed air, gas heating and LED lighting.

There is a full-height glazed reception area to the north west elevation and a two-story office block to the northern elevation. The office provides canteen, open plan office, meeting rooms, board room, kitchen and WC facilities. The offices are fully carpeted and have suspended ceilings with air handling and lighting.

Externally there is a secure fenced concrete yard to the eastern elevation accessed via a 4m(w) x 5m(h) and a 4m(w) x 4m(h) up and over electrically operated roller shutter doors.

To the northern elevation there is car parking for approximately 42 cars which includes 12 EV charging points.

Accommodation

	sq m	sq ft
Industrial/Stores	1,861.2	20,034
G/F Office	196.65	2,116
F/F Offices	619	6,663
Total	2,676.85	28,813

Terms

The property is available freehold at offers over £2,852,000 or by way of a new FRI lease for a term to be agreed at a rent of £230,500 pa

Business Rates

According to the Valuation Office Agency website the property appears on the April 2023 list as having a Rateable Value of £136,000.

Interested parties are advised to speak to the Local Rating Authority to confirm the rates payable.

Services

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

The property has an incoming power supply of 275 kva.

Interested parties are advised that they will need to satisfy themselves with regards to all service provisions within and supplied to the building.

VAT

All figures quoted are exclusive of VAT.

Energy Performance Certificate (EPC)

Available on request

Viewing

Via Agents HTA Real Estate: -

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