

FOR SALE/TO LET

Mercantile Road

HOUGHTON LE SPRING DH4 5PH



Total Size

28,813 sq ft

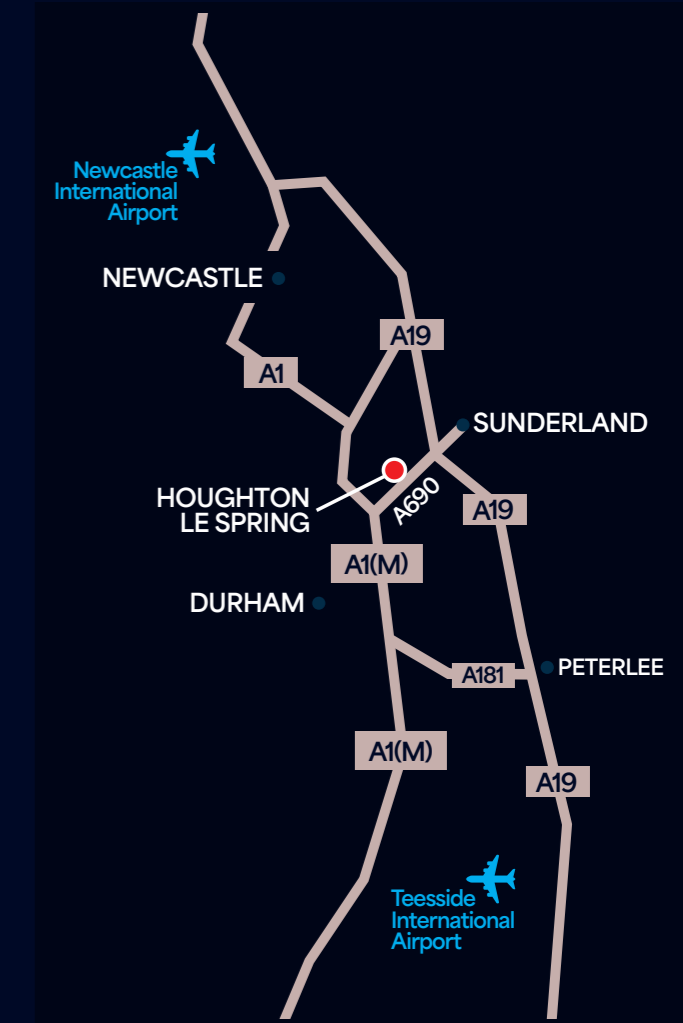
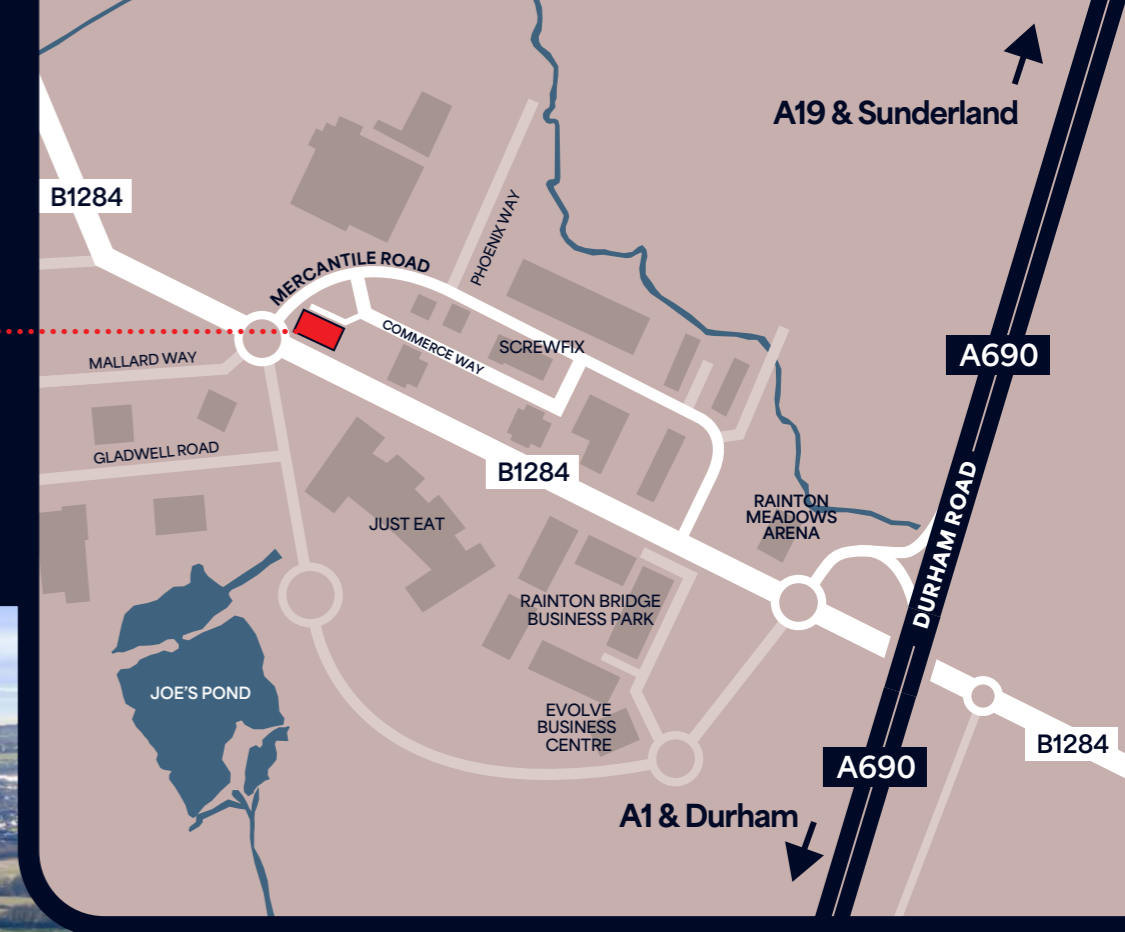
(2,676.73 sq m)

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, Screwfix and FedEx.

Property

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 of steel portal frame with insulated flat panels to the elevations and insulated steel cladding to the roof incorporating translucent roof lights. The property has an eaves height of 10m to underside of haunch.

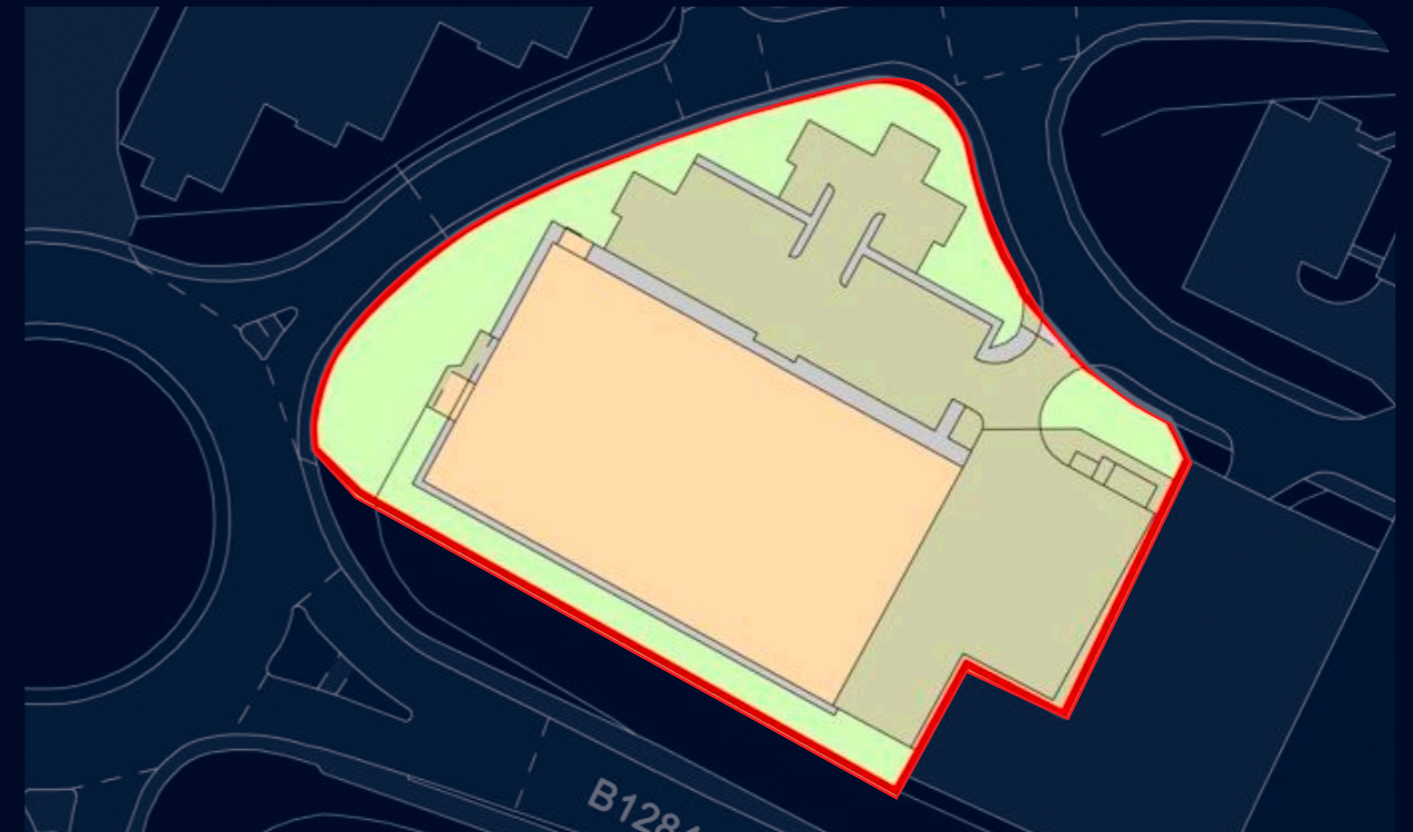
There are currently two 8 tonne gantry cranes within the warehouse which are 7m to underside of beam. The warehouse also benefits from a full electrical distribution system, compressed air, gas heating and LED lighting.



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.



The property comprises a modern detached industrial unit constructed in 2015



Warehouse with two 8 tonne gantry cranes within the warehouse which are 7m to underside of beam

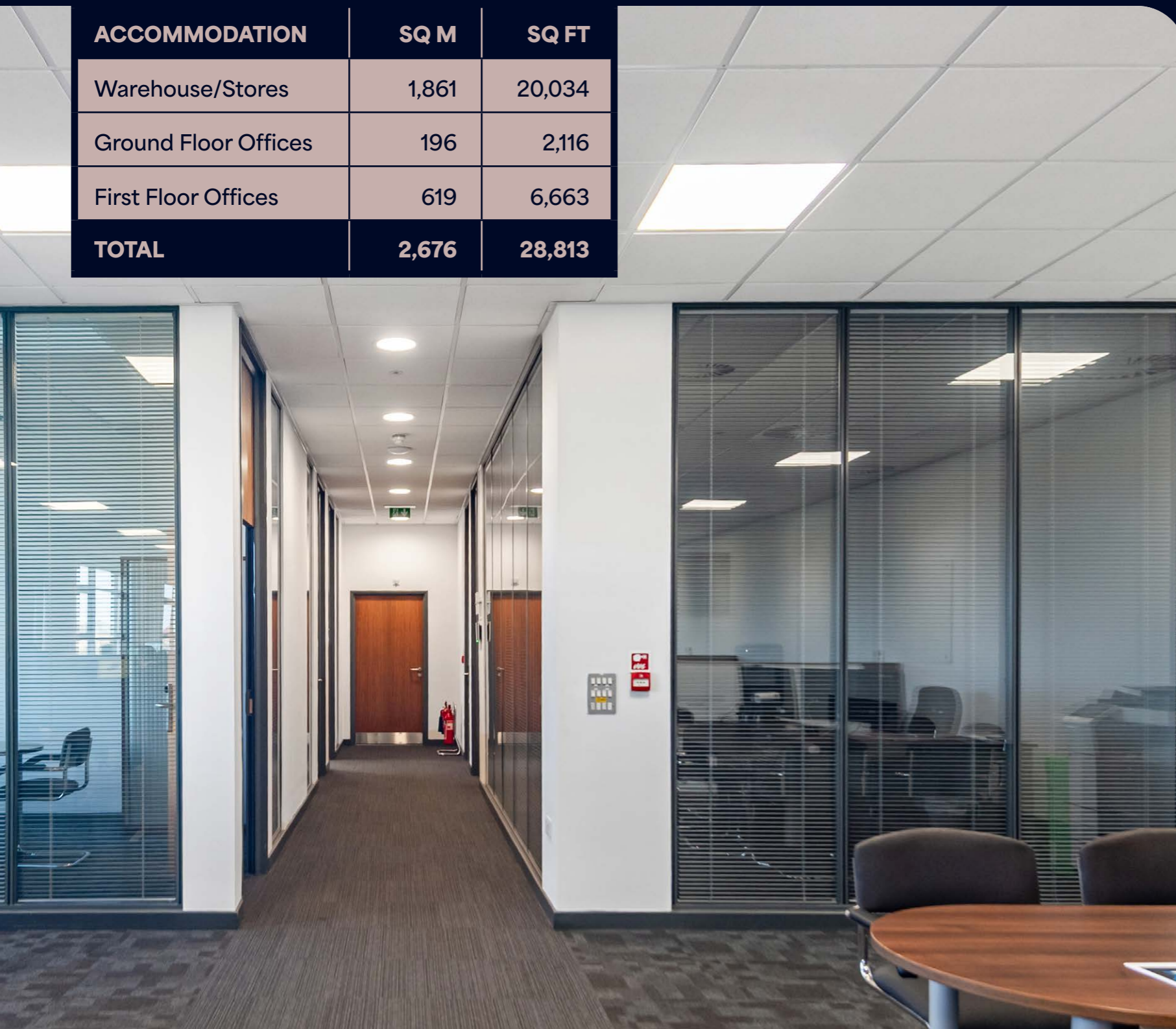


Eastern elevation accessed via a up and over electrically operated roller shutter doors



Accommodation

ACCOMMODATION	SQ M	SQ FT
Warehouse/Stores	1,861	20,034
Ground Floor Offices	196	2,116
First Floor Offices	619	6,663
TOTAL	2,676	28,813



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.

Terms

Due to relocation the property is available freehold at offers over **£2,650,000** or by way of a new FRI lease for a term to be agreed at a rent of **£230,500 per annum**.

Business Rates

According to the Valuation Office Agency website the property appears on the 1st April 2026 list as having a Rateable Value of £153,000.

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

VAT

All figures quoted are exclusive of VAT which may apply.

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

EPC

The EPC Rating for the property is B49.



Viewings

For further information contact joint agents:



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