

To Let



Units 12A & 12B Bowburn South Ind Estate

Durham, DH6 5AD

 **naylors**

To Let

Two Modern Industrial/Warehouse Units

Unit 12A
5,493 sq ft (510.32 sqm)

Unit 12B
10,758 sq ft (999.45 sqm)

- Available now
- Extensive secure compound space
- Excellent location close to J61, A1(M)

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Location

The subject premises are located on Bowburn South Industrial Estate. Bowburn Industrial Estate is a well-established industrial area with junction 61 of the A1(M) just a few minutes drive away giving the units excellent connectivity. Durham city centre is situated approximately 4 miles to the north with Darlington approximately 17 miles south. Access from the estate to the A1(M) is via the A177.

Description

The premises comprise two industrial units which have been fully rebuilt to provide high quality accommodation. The units have been stripped back to steel frame and re-clad with insulated steel profile sheeting including translucent panels to the roof area.

The offices have carpets, suspended ceilings, wall mounted radiators and LED lighting. There are W/C facilities and a tea point.

The warehouse area is fully decorated and provide an eaves height of 4.86m together with electrical operated loading doors which open out on to a concrete apron.

There is 3 phase electric, car parking and the units are enclosed by a secure gated and fenced site.

Terms

The properties are available to lease on new FRI leases for a term to be agreed.

Rents

12A - £37,100

12B - £70,000

Units can be combined. Rent is exclusive of VAT and other outgoings.

EPC

The properties have an EPC rating of 'B'.

Rateable Value

Interested parties are advised to speak to Durham County Council.

Services

We understand that the property benefits from all mains service connections, however, any interested party is advised to make their own investigations regarding this matter.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

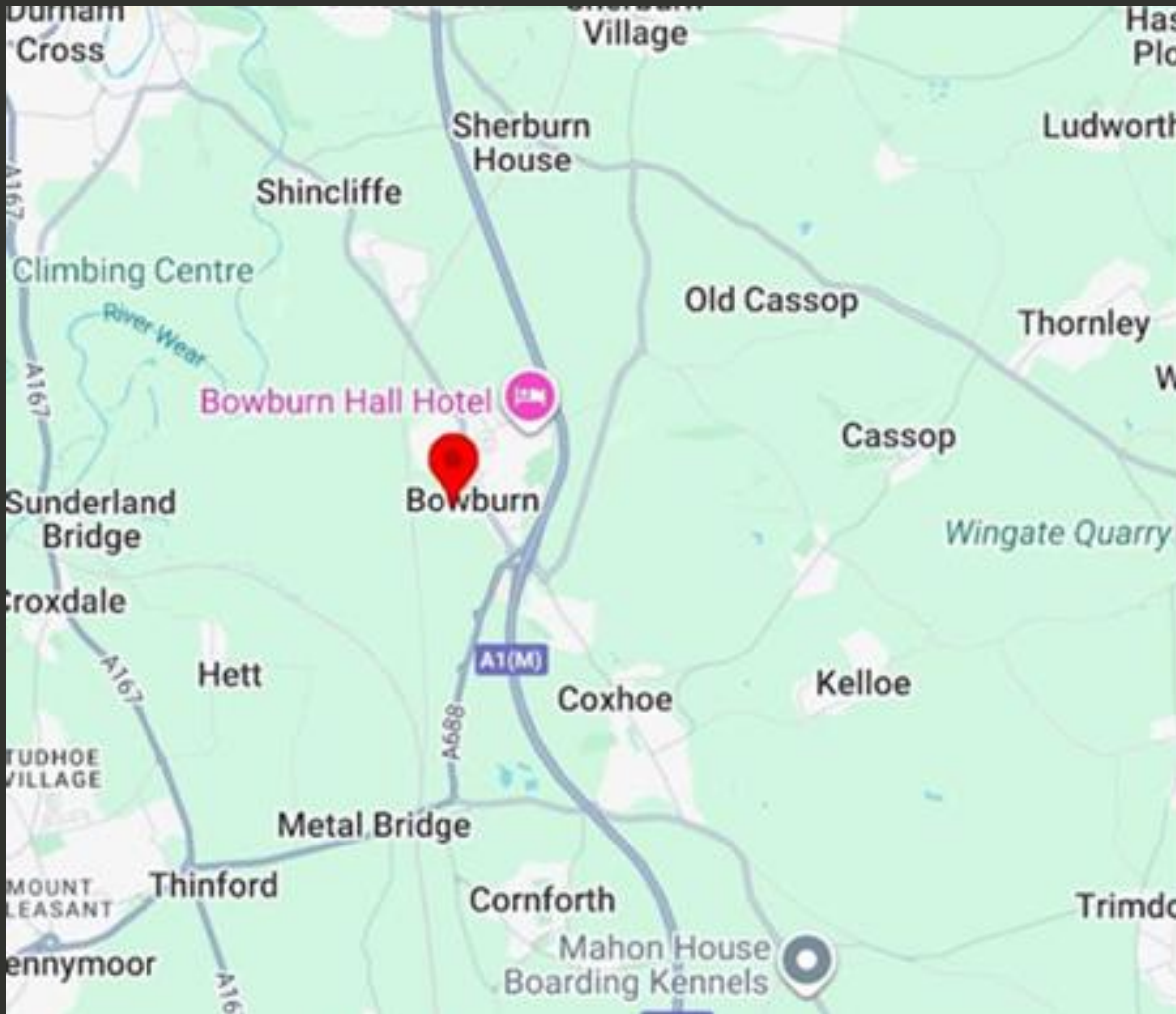
VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors on this basis and where silent, offers will be deemed net 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).





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