

# to let



*The industrial property specialists*

## UNIT 5E BOWBURN SOUTH INDUSTRIAL ESTATE DURHAM DH6 5AD



- MID TERRACED INDUSTRIAL UNIT WITHIN ESTABLISHED ESTATE
- GIA : 3,353 SQ FT (311.50 M<sup>2</sup>)
- EXCELLENT COMMUNICATION LINKS WITH A1(M)
- FORMERLY OPERATED AS A GYM BUT SUITABLE FOR A VARIETY OF USES
- INCENTIVES AVAILABLE SUBJECT TO TERM & COVENANT
- COMPETITIVE RENT

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Frew Pain & Partners, Collingwood Buildings,  
38 Collingwood St, Newcastle upon Tyne, NE1 1JF



## LOCATION

Bowburn South Industrial Estate is prominently located just off the A1(M), being circa 0.6 miles from Junction 61 offering excellent communication links to the regional and national road networks.

Occupiers on the Estate include County Durham and Darlington Fire and Rescue Service, Fleet Factors, Walker Snacks and Hall Construction.

Local services and amenities are provided a short distance away within Bowburn.

The exact location is shown on the attached plan.

## DESCRIPTION

The property comprises a mid-terraced industrial unit with open yard to the front.

Internally the property offers an open plan workshop / warehouse with offices and mezzanine store.

The unit has an effective eaves height of 4.6m (Apex 6.5m).

Vehicular access to the property is via a single steel security automatic roller shutter.

The offices are fitted to a basic standard offering UPVC double glazing, surface mounted lighting and carpet to floors. WC facilities are accessed from the workshop area.

Externally there is dedicated open parking / forecourt with landscaped area.

## ACCOMMODATION

From onsite measurements the premises briefly comprise as follows:-

Ground floor warehouse and office accommodation

275.70m<sup>2</sup>

Mezzanine stores

35.8m<sup>2</sup>

**Total GIA: 3,353 sq ft (311.50m<sup>2</sup>)**

## SERVICES

It is understood the property benefits from all mains services.

(It is recommended that all interested parties contact the Local service providers to ensure that the services are operational.)

## BUSINESS RATES

We understand from informal discussions with the Local Rating Authority that the premises are assessed at RV £10,250.

It is recommended that all interested parties contact the Local Authority to confirm these figures.

## TENURE

The premises are available by way of new Full Repairing and Insuring lease for a term of years to be agreed.

## RENT

Our client is seeking a rental in the region of £13,500 p.a.

Incentives may be available subject covenant and lease term.

## SERVICE CHARGE

A nominal service charge is payable for the maintenance and up keep of common areas.

Full details upon request.

## ENERGY CERTIFICATE

EPC rating C.

## VAT

VAT will be chargeable at the prevailing rate.

## LEGAL COSTS

The ingoing tenant will be responsible for the landlords' reasonable legal costs in connection with any transaction.

## VIEWING

By prior appointment with Frew Pain & Partners, contact:

**James E F Pain**

**Tel: 07841 871710**

**Email:**

[james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)

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**Map Information**  
 Scale 1:5658  
 Date:  
 Reference  
 Order No: 1920121

**BOWBURN SOUTH INDUSTRIAL ESTATE DURHAM  
 DH6 5AD**



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