

to let



UNIT 5, GREENHILLS BUSINESS CENTRE, ENTERPRISE WAY, SPENNYMOOR, CO. DURHAM, DL16 6BW

- WAREHOUSE / MANUFACTURING UNIT
- GIA – 2,590.60 M² (27,885 SQ FT)
- SECURE SELF CONTAINED ESTATE
- FLEXIBLE TERMS
- COMPETITIVE RENTS

LOCATION

Greenhills Business Centre is located on Green Lane Industrial Estate, Spennymoor, with easy access from the A177 approximately 3 miles from Junction 61 of the A1(M). Durham is located approximately 6 miles to the north and Darlington 15 miles to the south.

Green Lane Industrial Estate is a popular and established location with a number of local and national occupiers.

The exact location is shown on the attached plan.

DESCRIPTION

The Greenhills Business Centre comprises of a regular shaped site of approximately 20 acres and extended in total to 351,000 sq ft (32,585 sq m) comprising a selection of units.

The units are of steel portal frame construction with a pitched roof with elevations of insulated profile cladding. Internally the units benefit from an eaves height ranging from 6.3m to 7.3m.

The Business Centre is extensively secured by a perimeter fence, electronically operated access gate and CCTV system. Additionally there is a fully operational "wet/dry" sectional sprinkler system.

ACCOMMODATION

From onsite measurements the following areas have been calculated:

Unit 5	2,590.60 m ² (27,885 sq ft)
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RATING LIABILITY

The premises will need to be reassessed upon occupation.

(All interested parties should clarify these figures with the Local Rating Authority).

SERVICES

It's understood that all main services are available to the site.

TERMS

The premises are available by way of a new Full Repairing and Insuring Lease.

RENT

£2.50 per sq ft.

Incentives are available, subject to covenant strength and lease term.

SERVICE CHARGE

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

ENERGY PERFORMANCE CERTIFICATE

Upon request.

FURTHER INFORMATION

For information / assistance available for businesses within County Durham, please contact:

Business Durham - Tel: 0300 026 1261

VIEWING

By prior appointment with Frew Pain & Partners, contact:

James E F Pain

Tel: 07841 871710

Email: james.pain@frewpain.co.uk

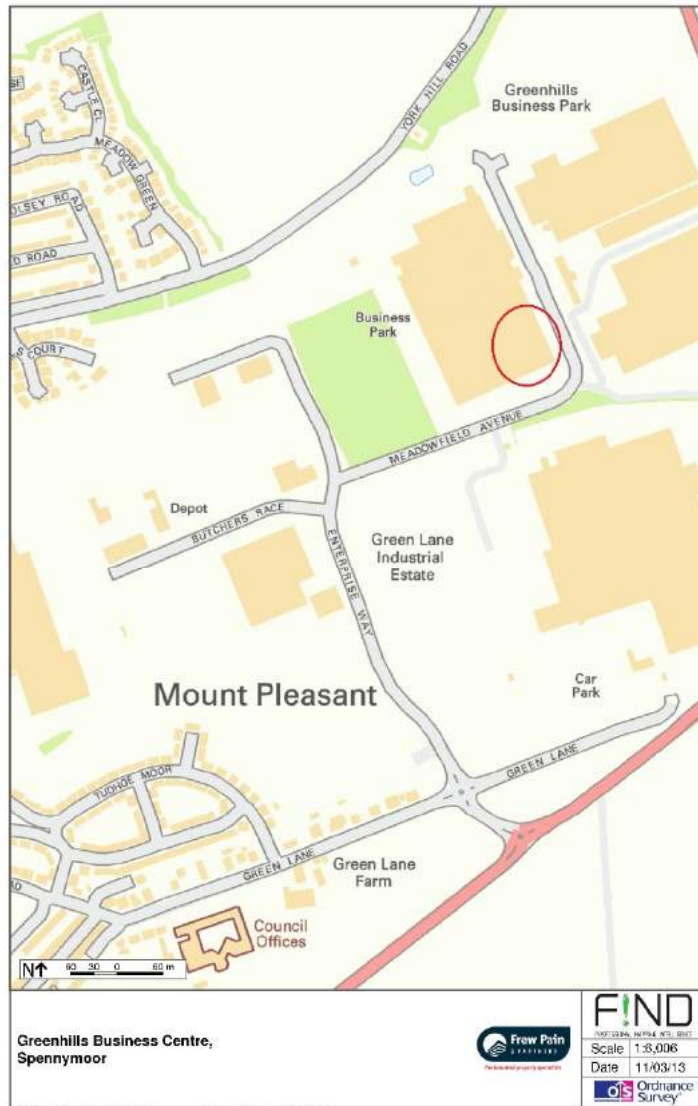
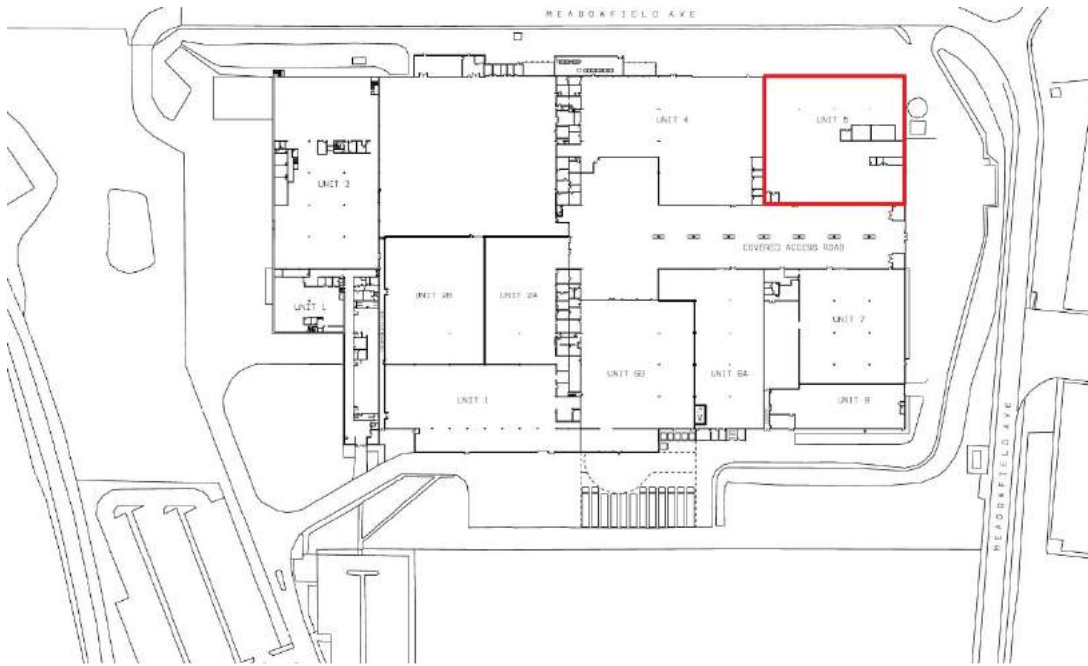
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