

to let



The industrial property specialists

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



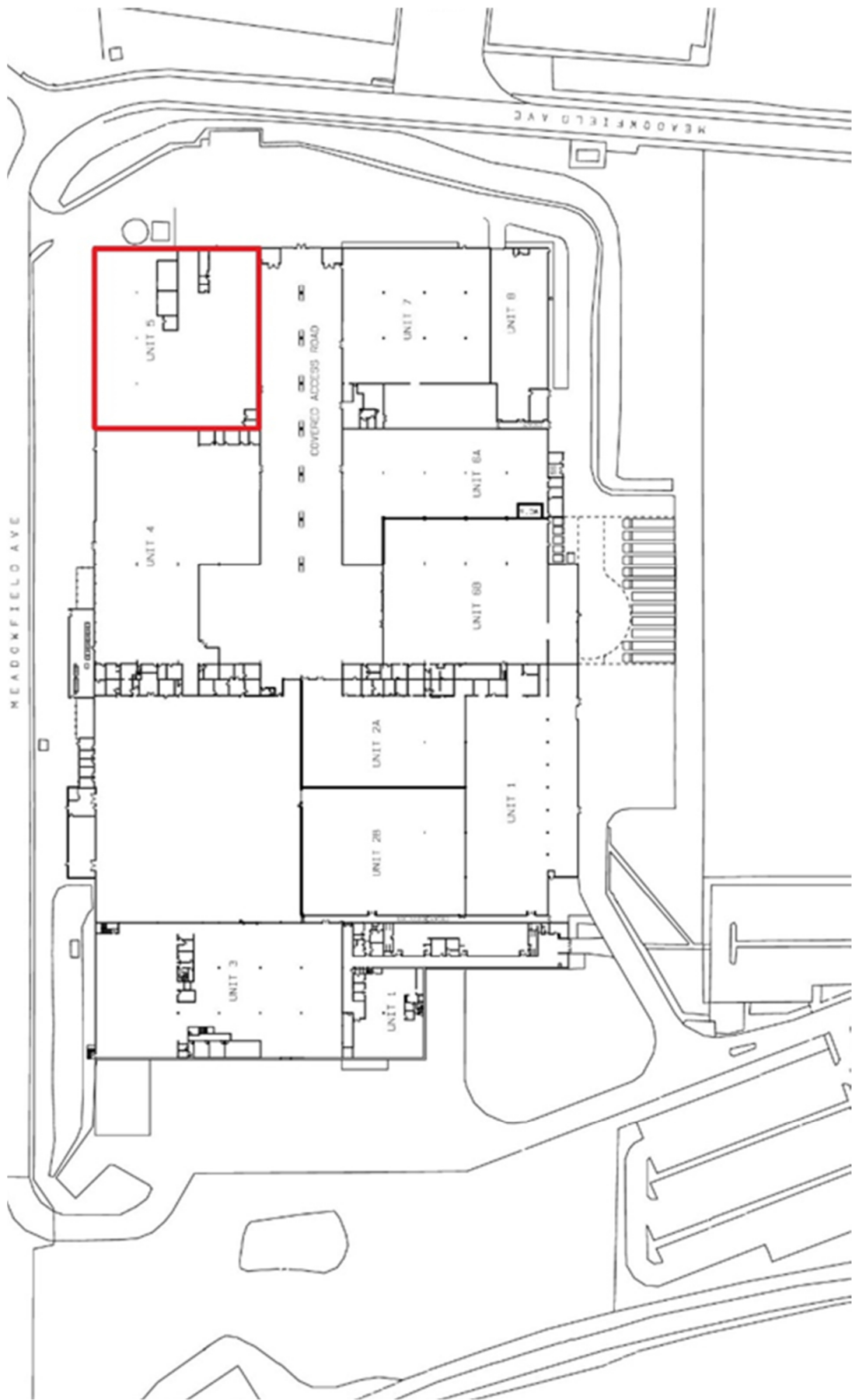
- WAREHOUSE / MANUFACTURING UNIT SET WITHIN SECURE MANAGED PRIVATE ESTATE
- GIA – 2,590.60 M2 (27,885 SQ FT)
- RECENTLY REFURBISHED
- FLEXIBLE TERMS / COMPETITIVE RENTS
- GOOD ACCESS TO MAIN ROAD NETWORK AND LOCAL SERVICES/ AMENITIES

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





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.

Unit 5 has been refurbished to a good standard, suitable for immediate occupation.

ACCOMMODATION

From onsite measurements the following areas have been calculated:

Unit 5 **2,590.60 m²**
(27,885 sq ft)

SERVICES

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 installed and operational.)

BUSINESS RATES

We understand from informal discussions with the Local Rating Authority that the premises are assessed at :

RV £52,500

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

TENURE

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

SERVICE CHARGE

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

RENT

Our client is seeking a rental in the region of £2.50 per sq ft

Incentives may be available subject covenant and lease term.

ENERGY PERFORMANCE CERTIFICATE

An EPC can be provided upon request.

FURTHER INFORMATION

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

Business Durham - Tel: 0300 026 1261

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

November 2017



INTERNAL PHOTOGRAPHS SHOWING REFURBISHED ACCOMMODATION



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