

to let



The industrial property specialists

UNIT 6 DEAN & CHAPTER INDUSTRIAL ESTATE FERRYHILL COUNTY DURHAM DL17 8LH



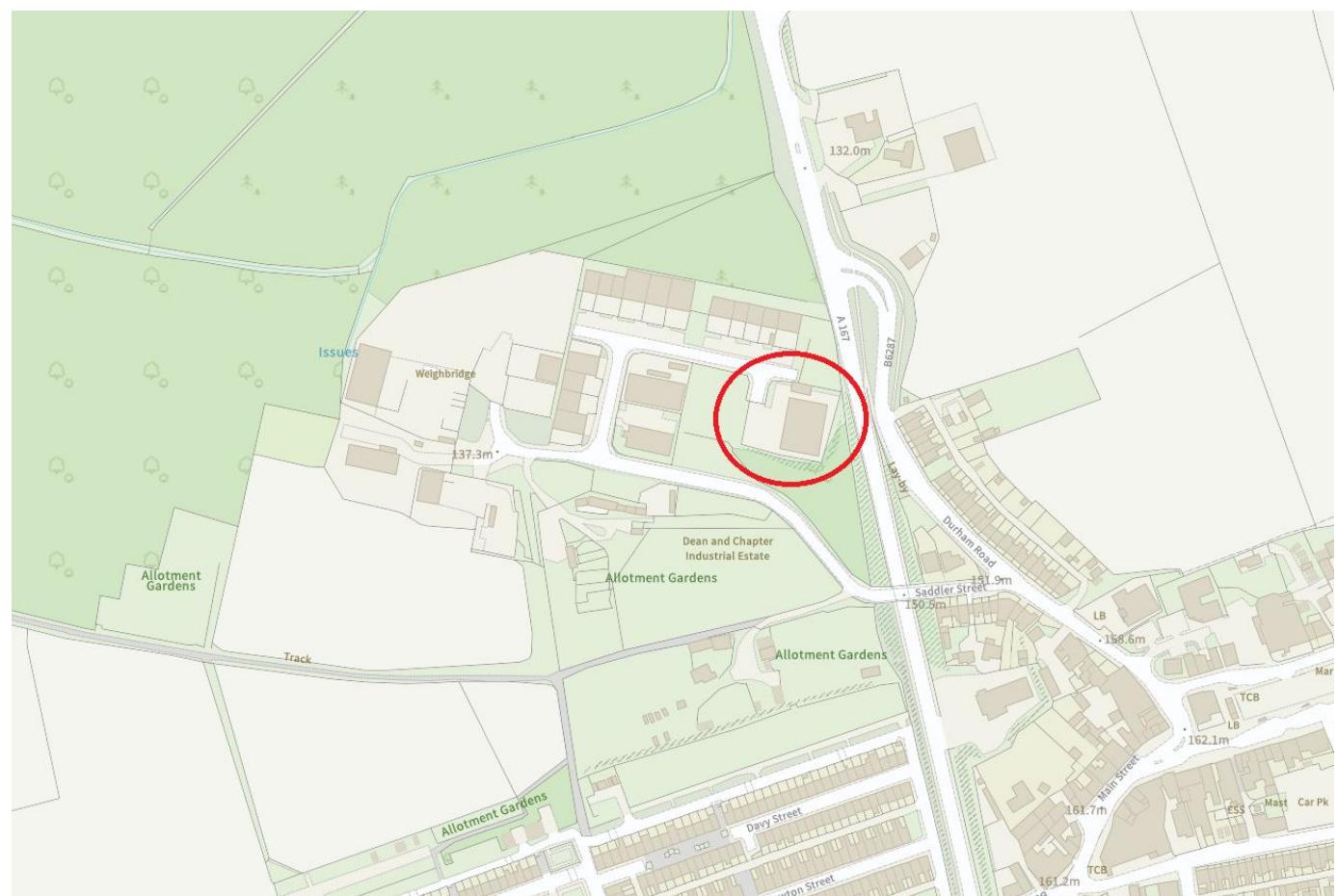
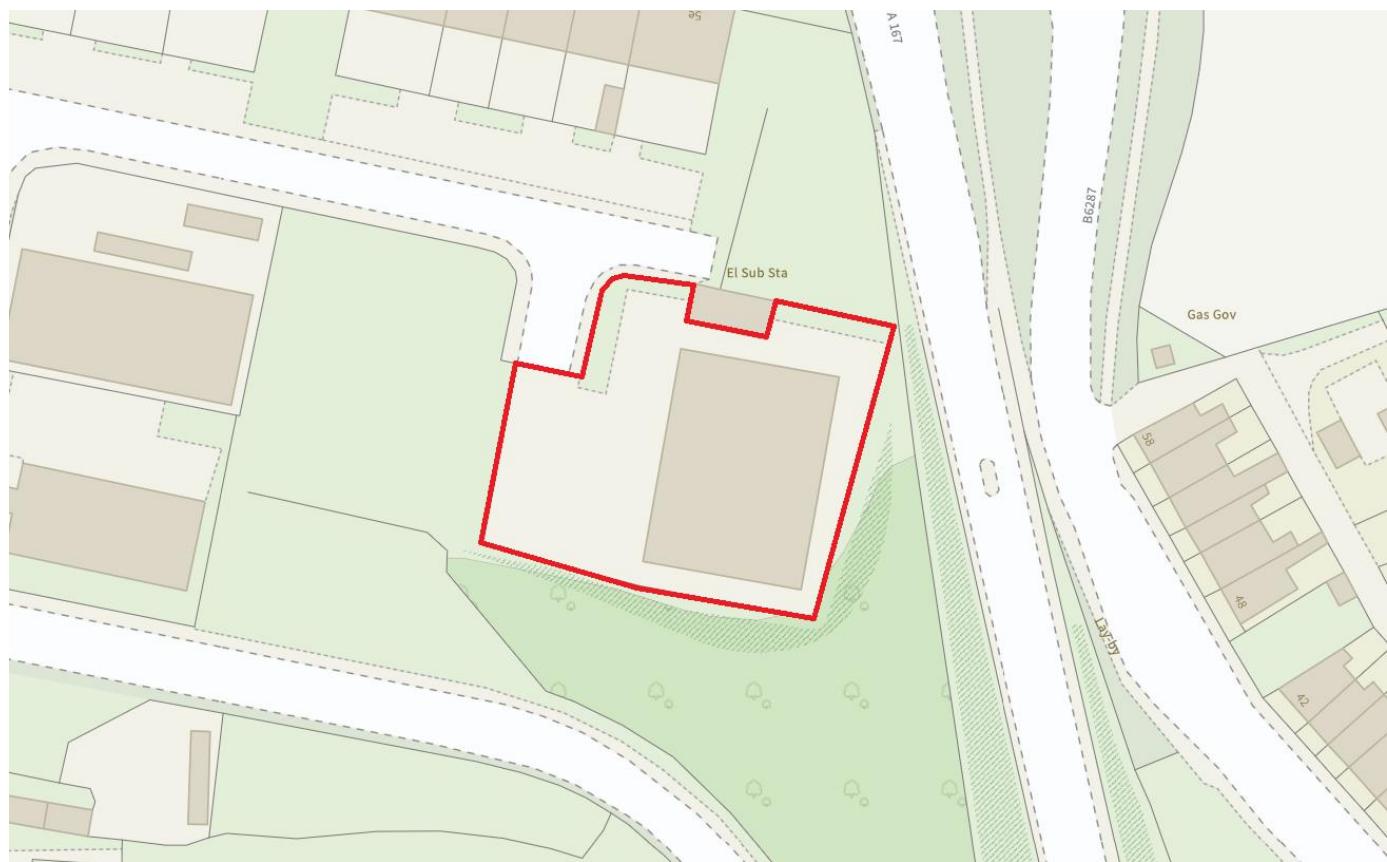
- SELF-CONTAINED WAREHOUSE WITH INTEGRAL TWO STOREY OFFICES SET WITHIN A SECURE GATED CONCRETE YARD
- TOTAL GIA: 745.47 M² (8,024 SQ FT)
- SITE AREA: 0.22 HA (0.55 ACRES OR THEREABOUTS)
- SUITABLE FOR A VARIETY OF USES, SUBJECT TO PLANNING PERMISSION
- RENT £35,000 PA. EXC

www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk



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



LOCATION

The subject property is located on Dean and Chapter Industrial Estate, Ferryhill.

It benefits from good transportation links with the A1(M) only 3 miles to the east via the A167.

This estate offers a mixed selection of modern commercial units, with local services and amenities within Ferry Hill.

The surrounding area is principally commercial with both residential, leisure and retail close by.

The exact location is shown on the attached plan.

DESCRIPTION

The property comprises of a modern warehouse with integral two storey offices set within a secure concrete yard.

Constructed of steel portal frame design with brick & block infill walls with insulated profile sheet cladding to all elevations and roof above incorporating roof lights.

Vehicular access is via two automatic sectional roller shutter doors (3.9m * 5.0m) to the warehouse providing concrete floors, sodium lighting and an effective eaves height of 6.6m (Apex 8.4m).

The ground floor office accommodation provides reception / WC facilities and kitchen with offices / stores. The first floor offers on large open plan area.

Externally there is a concrete secure fenced and gated yard with car parking.

ACCOMMODATION

From onsite measurements the premises have the following Gross Internal Area:

Warehouse / Factory	557.73 m ²
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Ground / First Floor Office	187.74 m ²
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TOTAL GIA:	745.47 M²
	(8,024 SQ FT)

SITE AREA: 0.22 HA (0.55 ACRES OR THEREABOUTS)

SERVICES

The property benefits from all mains services, including gas, electric, water and drainage.

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

BUSINESS RATES

We understand from the VOA website the property is assessed at the following:

RV £33,500 (April 2026)

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

TENURE

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

RENT

Our client is seeking a rent in the region of £35,000 p.a. exc.

Incentives may be available subject covenant and lease term.

RENT BOND

A rent bond of 3 months will be required to be held by the landlord for the duration of the lease.

ENERGY PERFORMANCE CERTIFICATE

C-70

Full details upon request.

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

Or joint agents

GFW Surveyors

Daniel Huntley

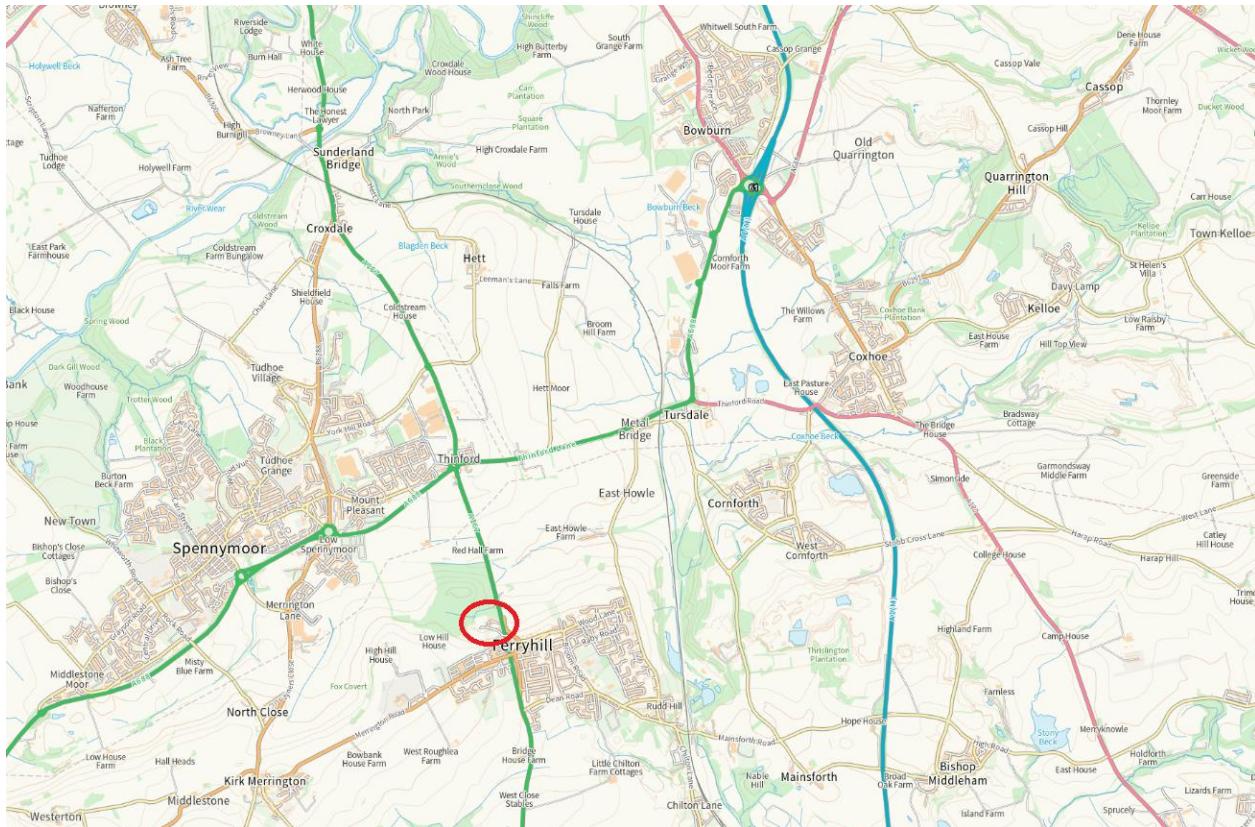
Tel : 07586 128 087

Email:

danielhuntley@georgefwhite.co.uk

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www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk

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