

# to let



*The industrial property specialists*

**PRELIMINARY DETAILS**  
**UNIT 10**  
**SUNFLAG BUSINESS PARK**  
**BELMONT INDUSTRIAL ESTATE**  
**DURHAM**  
**DH1 1TN**



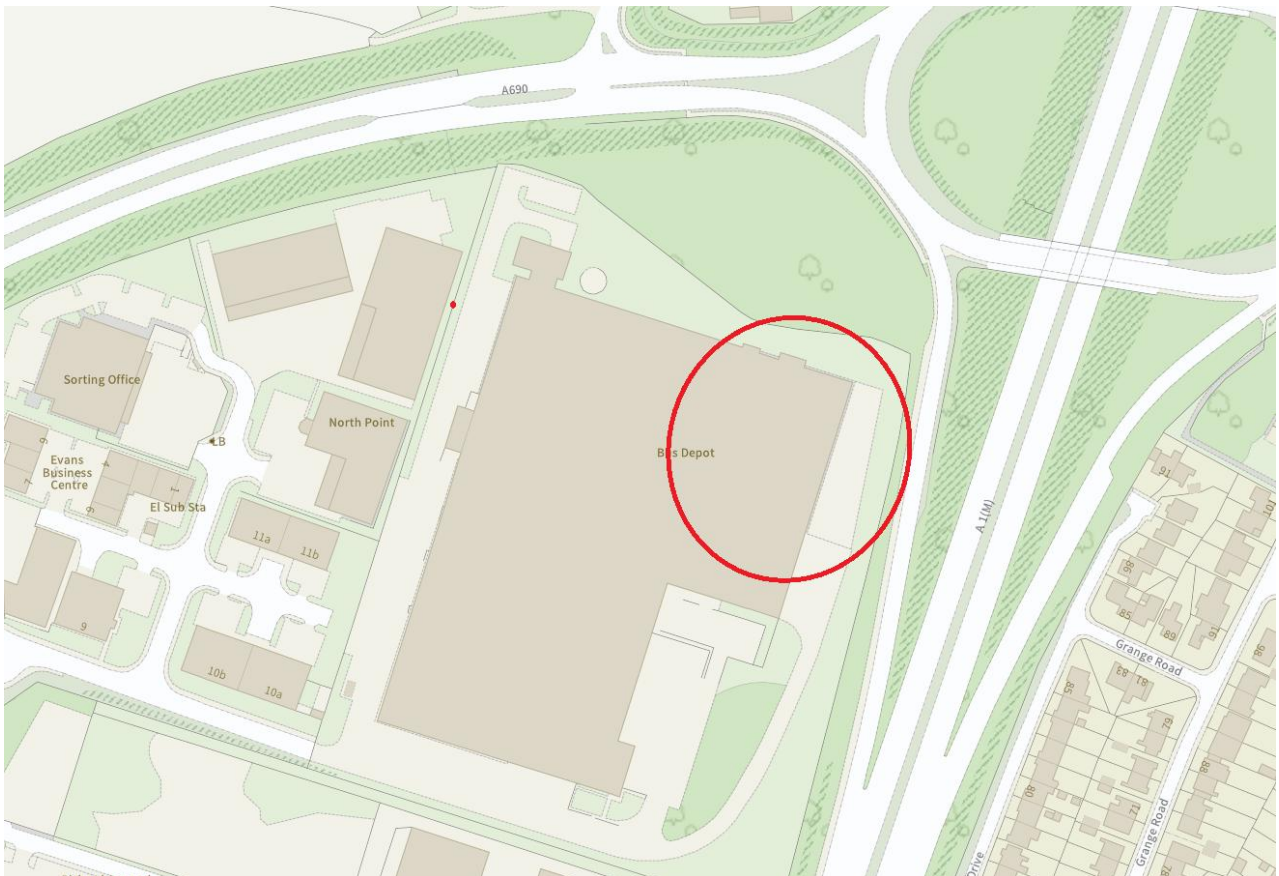
- SELF CONTAINED WAREHOUSE WITH OFFICES AND YARD / CAR PARKING
- TOTAL GIA: 3,274.80 M<sup>2</sup> (35,250 SQ FT)
- EAVES HEIGHT: 7.2M (APEX 9M)
- CURRENTLY RACKED PROVIDING 3,300 UK PALLETS STORAGE
- EXCELLENT COMMUNICATION LINKS TO THE A1(M)
- RENT: £185,000 PA EXC (£5.25 PER SQ FT)
- CONTACT JAMES PAIN – 07841 871710

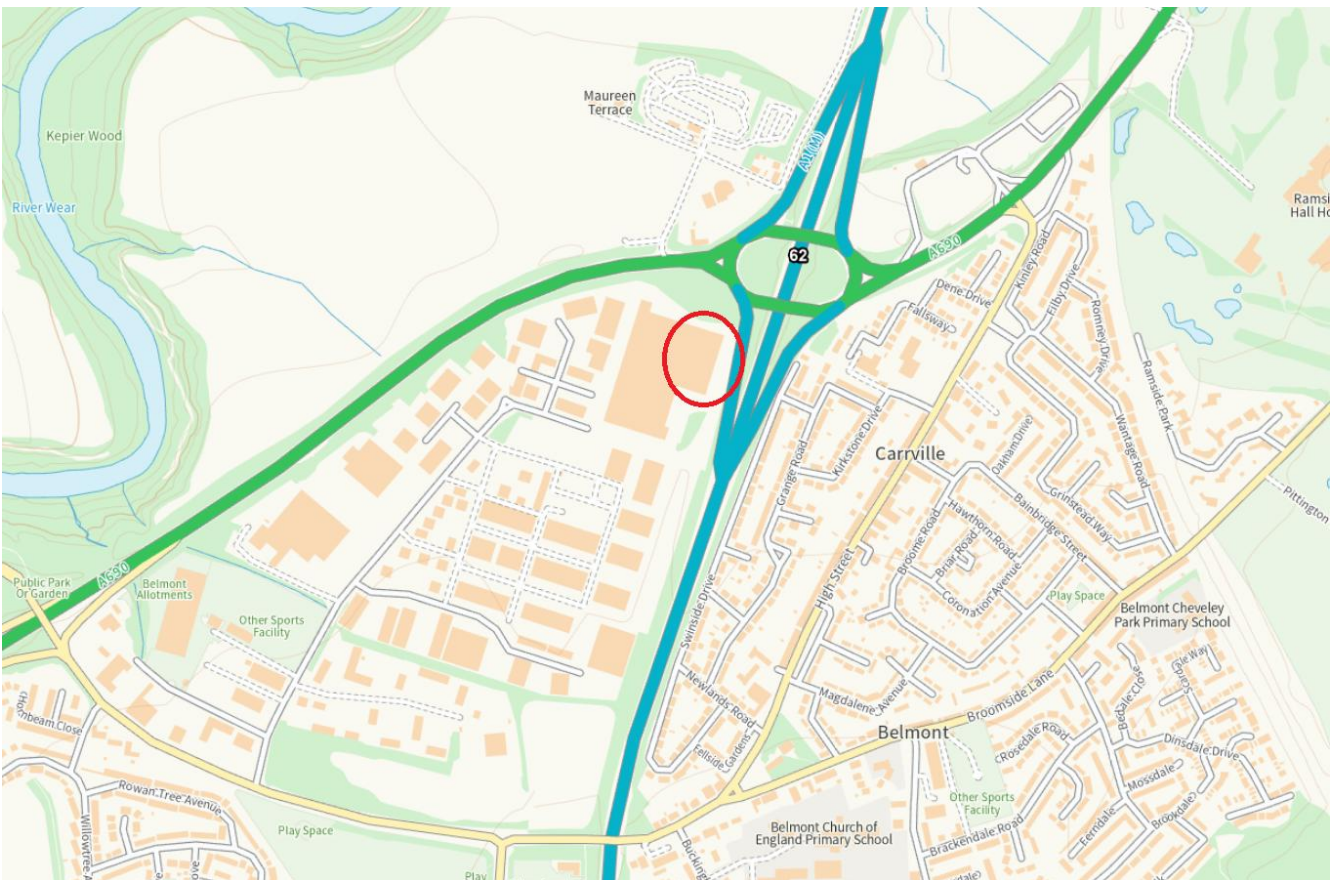
[www.frewpain.co.uk](http://www.frewpain.co.uk) t: 0191 229 9517 e: [james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)



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



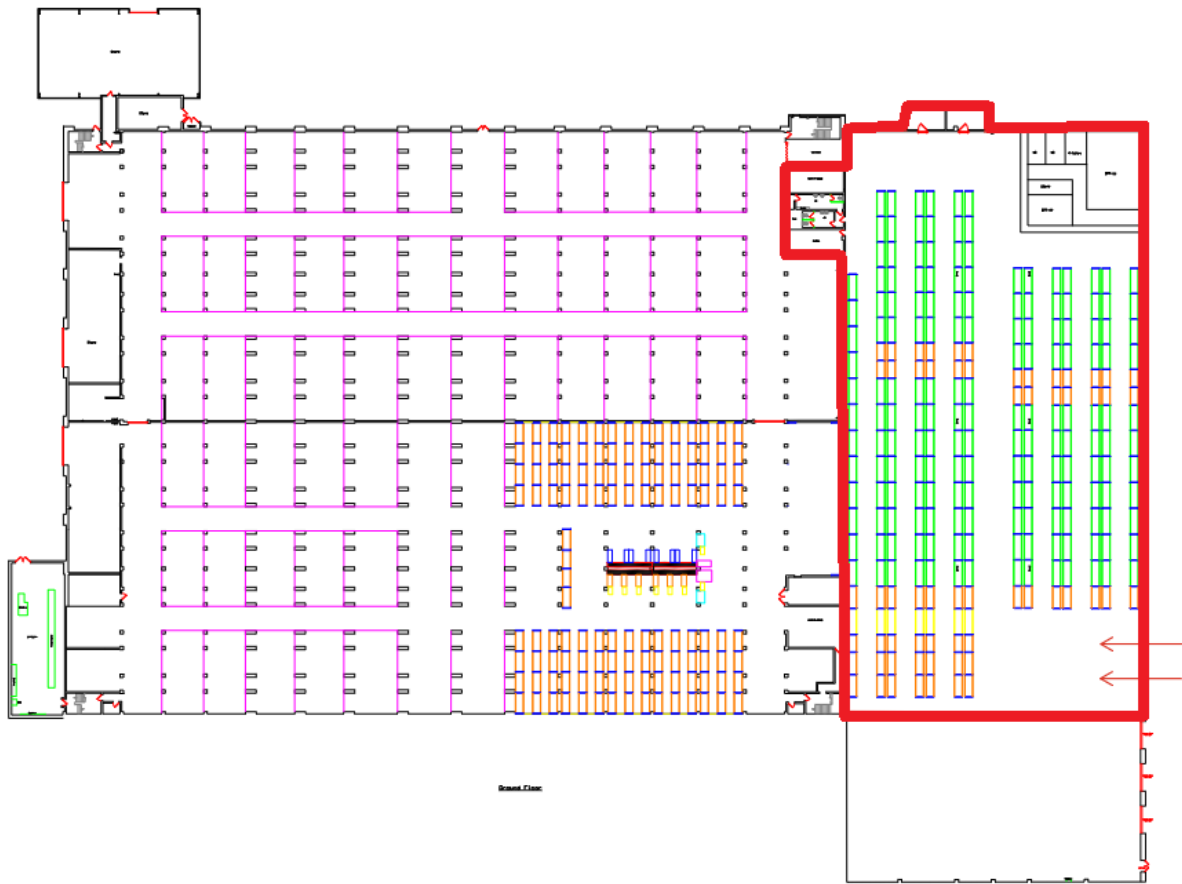




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