

to let



The industrial property specialists

SKILLION BUSINESS CENTRE LITTLEBURN INDUSTRIAL ESTATE LANGLEY MOOR DURHAM DH7 8HG



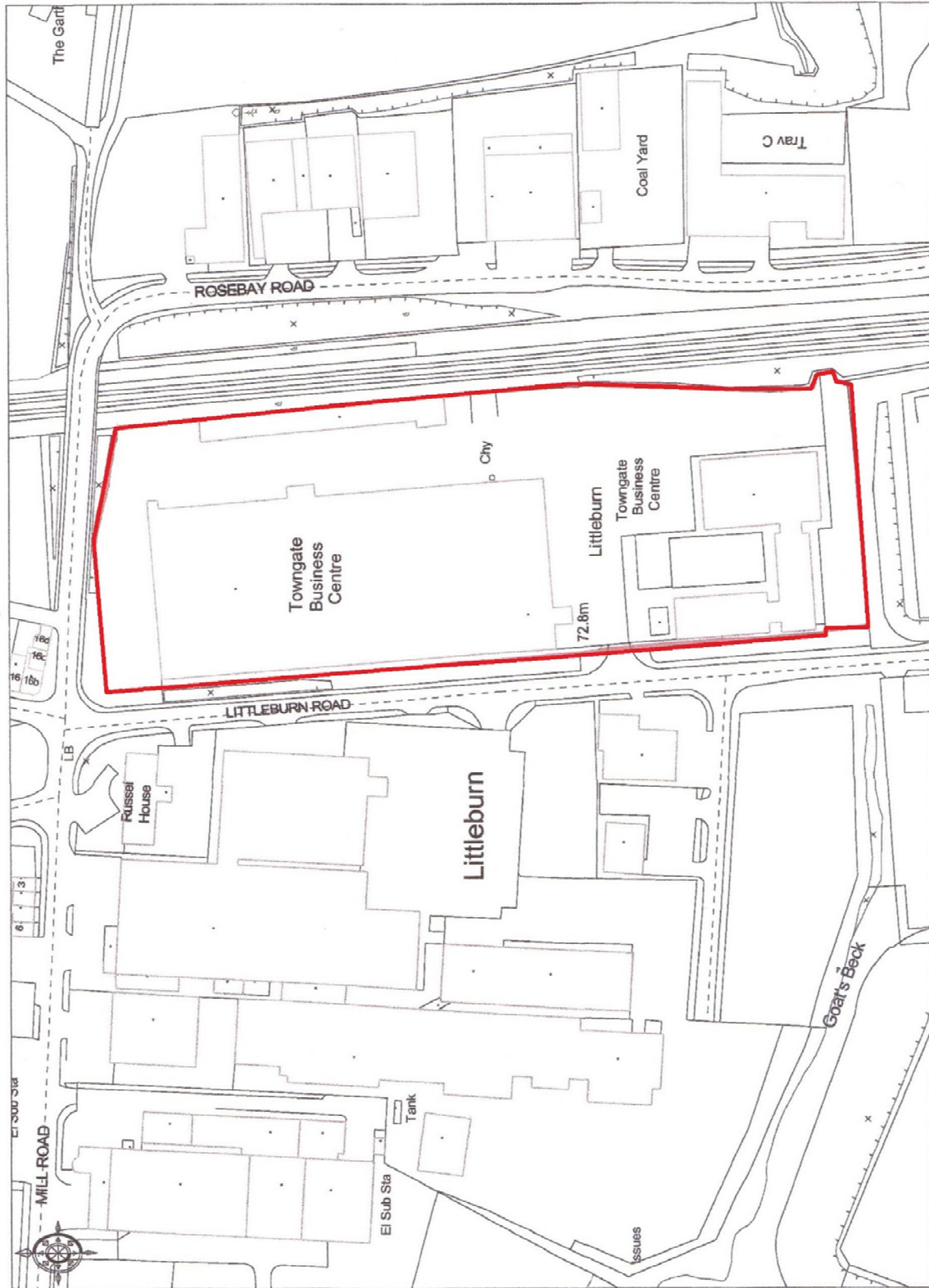
- **SELECTION OF WORKSHOP / WAREHOUSE ACCOMMODATION**
- **SECURE SELF-CONTAINED ESTATE**
- **CLOSE TO LOCAL AMENITIES**
- **FLEXIBLE TERMS**
- **COMPETITIVE RENTS**

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Durham Skills Centre
Langley Moor
Durham, County Durham



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Ordnance Survey



LOCATION

The premises are located at Skillion Business Centre within the established Littleburn Industrial Estate, Langley Moor, Durham.

All local services and amenities are located close by.

The Estate provides a wide and varied selection of other occupiers principally of an industrial / trade business.

The exact location is shown on the attached plan.

DESCRIPTION

The subject premises comprise of selection of refurbished units set within a main block or small lock up parade, all within a secure fenced / gated site.

The accommodation is fitted out to a basic standard offering a selection of offices and WC facilities within the units (with the exception of small lock up units)

Parking is allocated outside each of the units with additional communal parking within the main estate.

ACCOMMODATION

From onsite measurements the premises provide the following Area (GIA):

WORKSHOP

UNIT	M ²	SQ FT
Unit 13	2,380.16	25,620

LOCK UP GARAGES

UNIT	M ²	SQ FT
Unit G8	19	200
Unit G5	54	579
Unit G1/3	60	650

Open storage yard / compound
(Full details upon request)

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

It is understood the units have been assessed as follows:

UNIT	RV
Unit 13	£38,750
Unit G8	£620
Unit G5	£2,150
Unit G1/3	£2,450

(All interested parties contact the Local Authority to confirm these figures.)

TENURE

The units are available on new FRI lease for a term of years to be agreed. (Contracted out of the Landlord and Tenant Act 1954)

SERVICE CHARGE

A service charge will be payable for the maintenance and up keep of common areas. Full details upon request

RENT

Our client is seeking rents on the following basis:

Unit 13	£51,250 p.a.
Unit G5	£4,400 p.a.
Unit G8	£2,000 p.a.
Unit G1/3	£4,950 pa

Incentives may be available subject covenant and lease term.

ENERGY PERFORMANCE CERTIFICATE

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

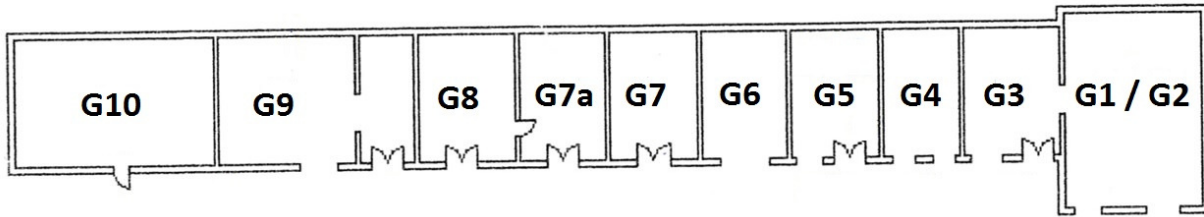
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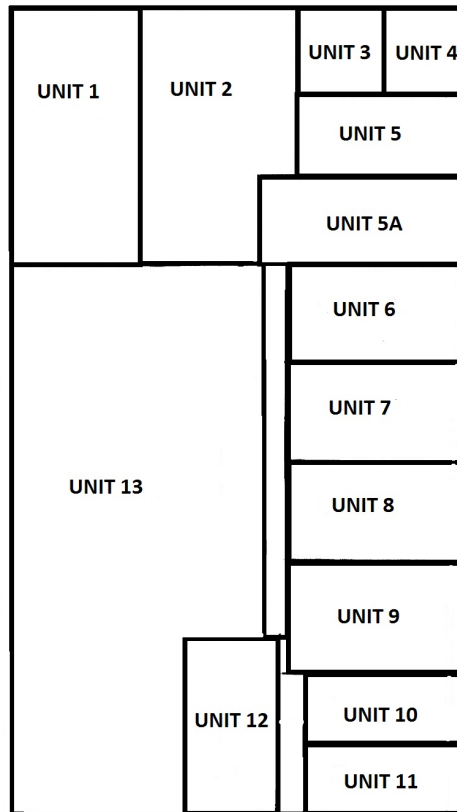
May 2016



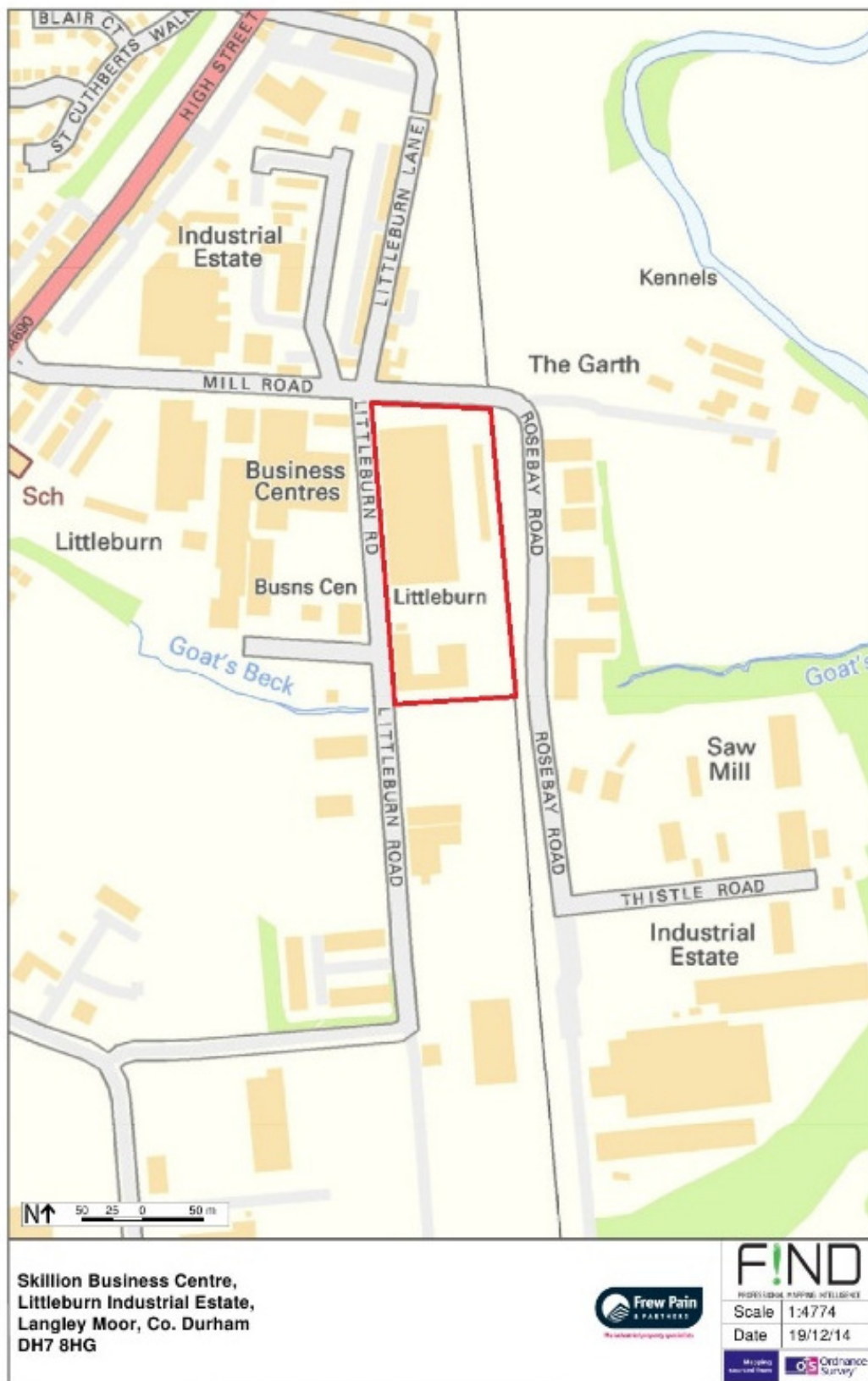
LOCK UP UNIT LAYOUT



INDUSTRIAL UNIT LAYOUT



(Plans are not to scale and for identification purposes only)



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