

to let

**UNIT 7
MERRINGTON LANE INDUSTRIAL ESTATE
SPENNYMOOR
DURHAM
DL16 7XL**



- MID TERRACE WAREHOUSE / WORKSHOP SET WITHIN ESTABLISHED ESTATE
- GIA : 861.93 M² (9,278 SQ FT)
- INCENTIVES AVAILABLE, SUBJECT TO TERM OR COVENANT
- RENT: £42,000 PA EXC.

LOCATION

The subject property is located at Merrington Lane Industrial Estate Spennymoor.

Spennymoor is a popular town in County Durham, circa six miles South of Durham City Centre.

Its location offers good communication links being approximately three miles from the A1(M), Via the A688.

All local amenities and services are location with Spennymoor Town Centre a short distance away.

The exact location is shown on the attached plan.

DESCRIPTION

The property offers a self-contained mid terrace warehouse with internal single storey offices and WC facilities with parking / loading to the front.

Constructed of a steel portal frame design with external elevations of brickwork and profile cladding, under a pitched roof.

Internally the property offers concrete floors, LED lighting and a clear internal height of 5.2m, rising to 7.8m at the Apex.

Access is via a single full height electrically operated roller shutter door.

Externally there is a small yard with car parking.

ACCOMMODATION

From onsite measurements we understand the property has the following Gross Internal Areas :

Warehouse	861.93 m ²
-----------	-----------------------

TOTAL GIA :	861.93 M² (9,278 SQ FT)
--------------------	---

SERVICES

We understand the property benefits from all mains services.

SERVICE CHARGE

The is a nominal service charge payable for the maintenance up keep of communal areas.

(Further information on service charge available on request.)

RENT

Our client is seeking a rent of £42,000 pa. exc.

Incentives may be available subject covenant and lease term.

RENT DEPOSIT

A rent deposit of 3 months is required to be held for the duration of the lease.

RATEABLE VALUE

From the Valuation Office website we have ascertained that the property will need to be reassessed upon occupation.

(All parties should make their own enquiries.)

ENERGY CERTIFICATE

D 88

VAT

All rents and prices quoted are exclusive of VAT.

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 agent

Naylors

Duncan Christie

Tel: 07841 764 765

Email:

duncanchristie@naylors.co.uk

Sept 2026

PERFORMANCE





F492 Printed by Ravensworth 01670 713330

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

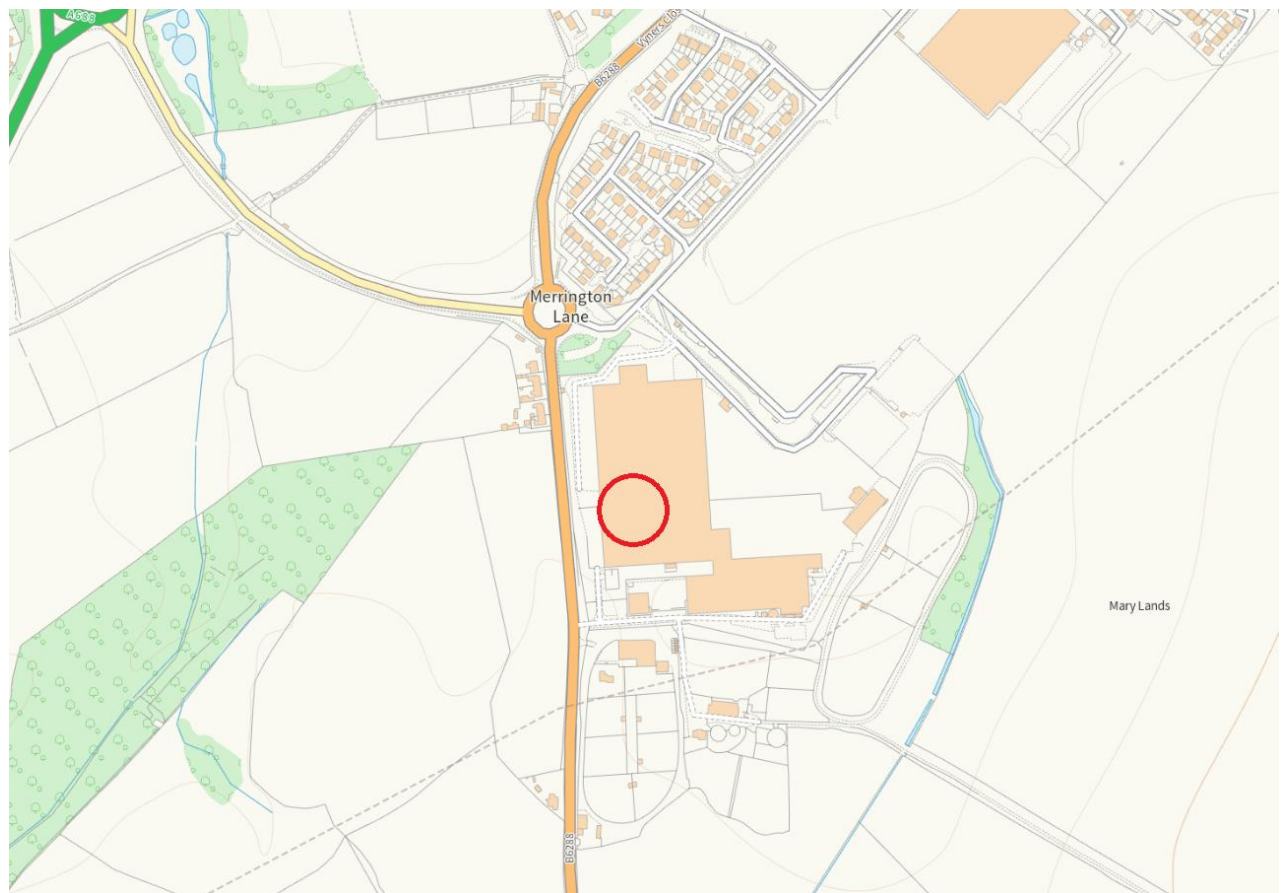
IMPORTANT NOTICE: FREW PAIN & PARTNERS LTD for themselves and for the vendors and lessors of the property give notice that: (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of FREW PAIN & PARTNERS LTD or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person, either principal or employee, at FREW PAIN & PARTNERS LTD has any authority to make or give any representation or warranty in relation to this property. (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order. FINANCE ACT 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. PROPERTY MISDESCRIPTIONS ACT 1991: Every reasonable effort has been made by FREW PAIN & PARTNERS LTD to ensure accuracy. All interested parties are advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take the appropriate professional advice.



F492 Printed by Ravensworth 01670 713330

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

IMPORTANT NOTICE: FREW PAIN & PARTNERS LTD for themselves and for the vendors and lessors of the property give notice that: (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of FREW PAIN & PARTNERS LTD or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person, either principal or employee, at FREW PAIN & PARTNERS LTD has any authority to make or give any representation or warranty in relation to this property. (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order. FINANCE ACT 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. PROPERTY MISDESCRIPTIONS ACT 1991: Every reasonable effort has been made by FREW PAIN & PARTNERS LTD to ensure accuracy. All interested parties are advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take the appropriate professional advice.



F492 Printed by Ravensworth 01670 713330

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

IMPORTANT NOTICE: FREW PAIN & PARTNERS LTD for themselves and for the vendors and lessors of the property give notice that: (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of FREW PAIN & PARTNERS LTD or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person, either principal or employee, at FREW PAIN & PARTNERS LTD has any authority to make or give any representation or warranty in relation to this property. (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order. FINANCE ACT 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. PROPERTY MISDESCRIPTIONS ACT 1991: Every reasonable effort has been made by FREW PAIN & PARTNERS LTD to ensure accuracy. All interested parties are advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take the appropriate professional advice.