

to let



The industrial property specialists

UNIT 8D BOWBURN SOUTH INDUSTRIAL ESTATE DURHAM DH6 5AD



- WAREHOUSE / FACTORY WITH OFFICES WITHIN ESTABLISHED ESTATE
- GIA : 516.73 M² (5,562 SQ FT)
- EXCELLENT COMMUNICATION LINKS WITH A1(M)
- INCENTIVES AVAILABLE SUBJECT TO TERM & COVENANT
- RENT : £29,200 PA EXC

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



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property
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worldwide

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

LOCATION

Bowburn South Industrial Estate is prominently located just off the A1(M), being circa 0.6 miles from Junction 61 offering excellent communication links to the regional and national road networks.

Occupiers on the Estate include County Durham and Darlington Fire and Rescue Service, Fleet Factors, Walker Snacks and Hall Construction.

Local services and amenities are provided a short distance away within Bowburn.

The exact location is shown on the attached plan.

DESCRIPTION

The property comprises of mid terraced industrial unit with open yard / car parking to the front.

Internally the property offers an open plan workshop / warehouse with separate single storey offices to the front.

The unit has an effective eaves height of 5.0 m (Apex 6.7 m).

Vehicular access to the property is via a single steel security automatic roller shutter (3.66 m* 5.0 m).

The offices are fitted to a basic standard offering open plan accommodation, reception and WC facilities with UPVC double glazing, surface mounted lighting and carpet to floors.

Externally there is dedicated open parking / forecourt with landscaped area.

ACCOMMODATION

From onsite measurements the premises briefly comprise as follows (GIA) :

Warehouse

457.50 m²

Offices And WC Facilities

59.23 M²

**TOTAL GIA: 516.73 M²
(5,562 SQ FT)**

SERVICES

It's 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

We understand from the VOA website the business rates are assessed at

RV £24,500

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

TENURE

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

RENT

Our client is seeking a rent of £29,200 pa exc

Incentives may be available subject covenant and lease term.

The landlord will require a 3 month rent deposit to be held for the duration of the lease.

SERVICE CHARGE

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

Full details upon request.

ENERGY PERFORMANCE CERTIFICATE

EPC rating D -87

VAT

VAT will be chargeable at the prevailing rate.

LEGAL COSTS

Each party to bear their own legal cost in connection with any transaction.

VIEWING

By prior appointment with Frew Pain & Partners, contact:

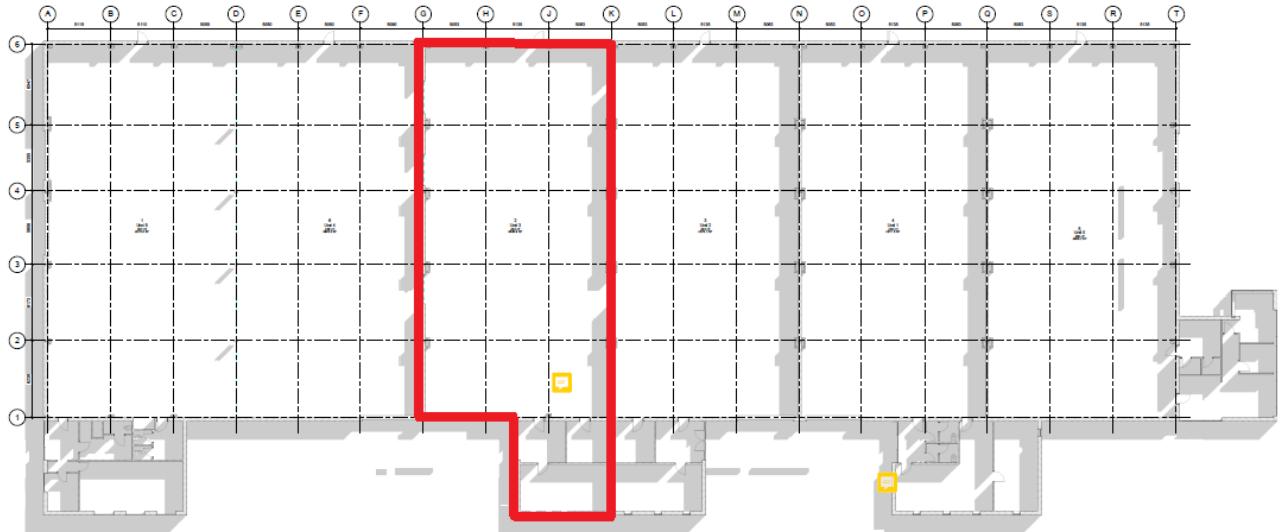
James E F Pain

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Jan 2026



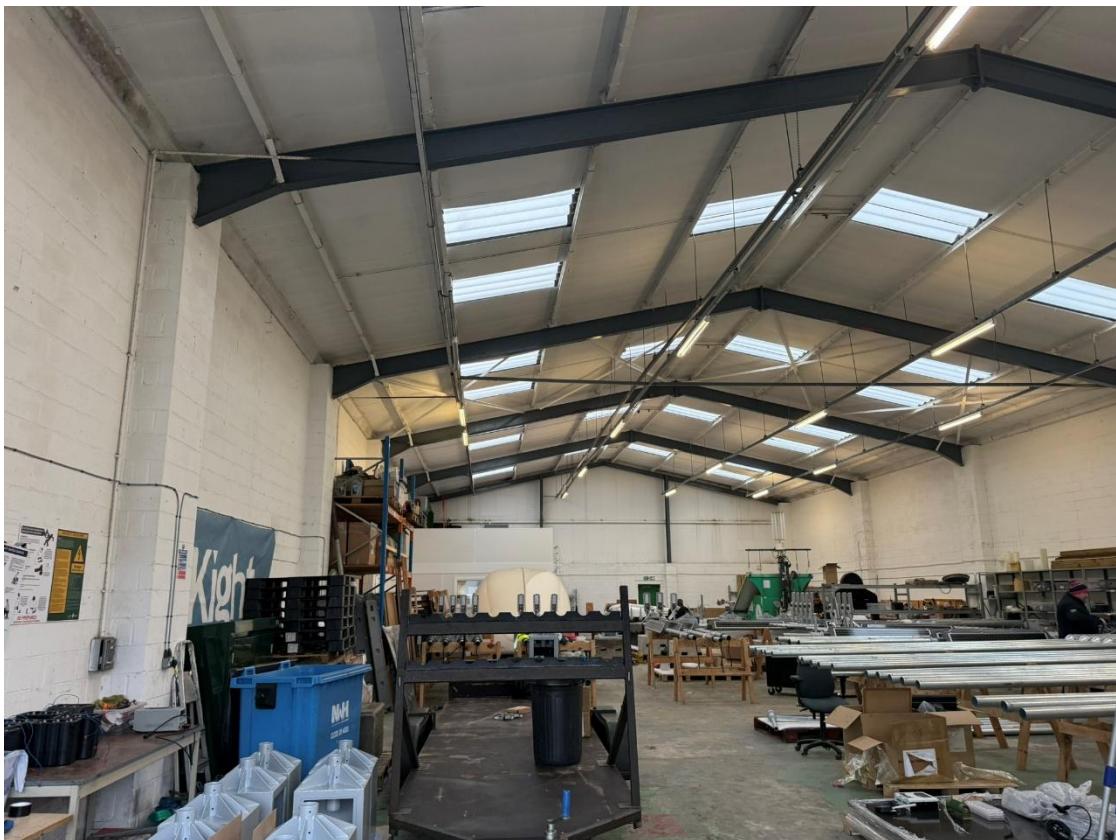
0.0 - Ground Floor
1:100



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