# to let

Frew Pain & PARTNERS

*The industrial property specialists*

# UNIT 5A
# SKILLION BUSINESS CENTRE
# LITTLEBURN INDUSTRIAL ESTATE
# LANGLEY MOOR
# DURHAM
# DH7 8HG

- **MID TERRACE WORKSHOP / WAREHOUSE ACCOMMODATION SET WITHIN SECURE SELF-CONTAINED ESTATE**
- **GIA : 401.33 $M^2$ (4, 320 SQFT)**
- **CLOSE TO LOCAL AMENITIES**
- **FLEXIBLE TERMS**
- **COMPETITIVE RENTS**

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RICS the mark of property professionalism worldwide

Frew Pain & Partners, Collingwood Buildings,
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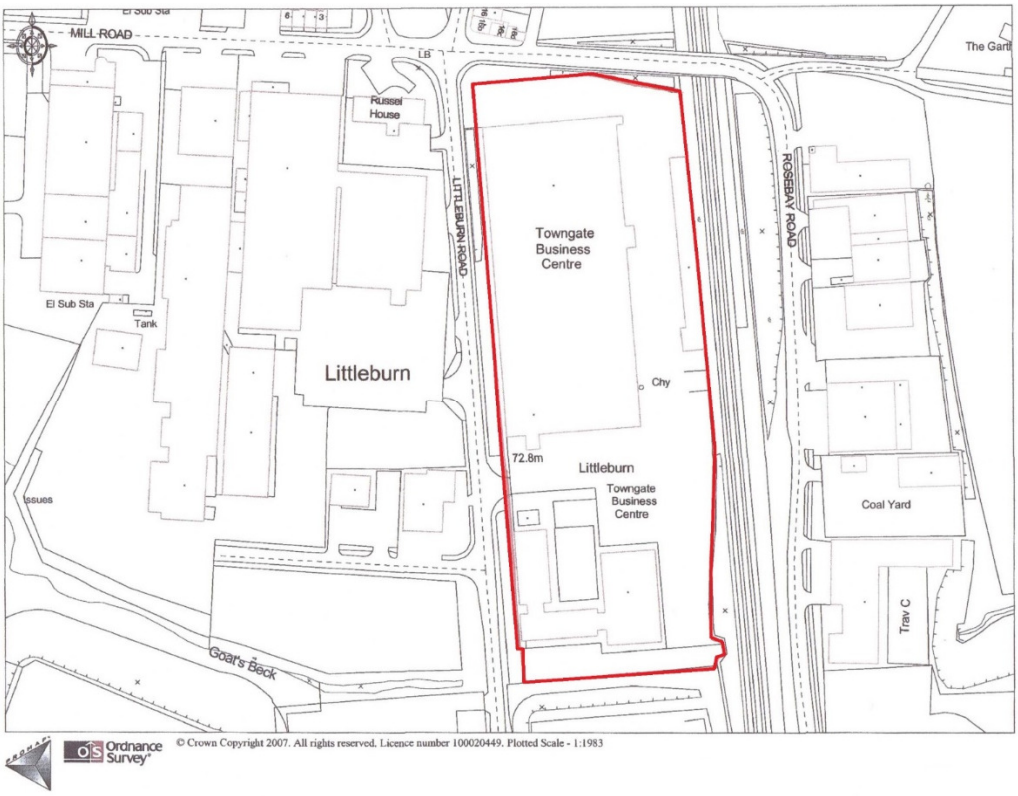
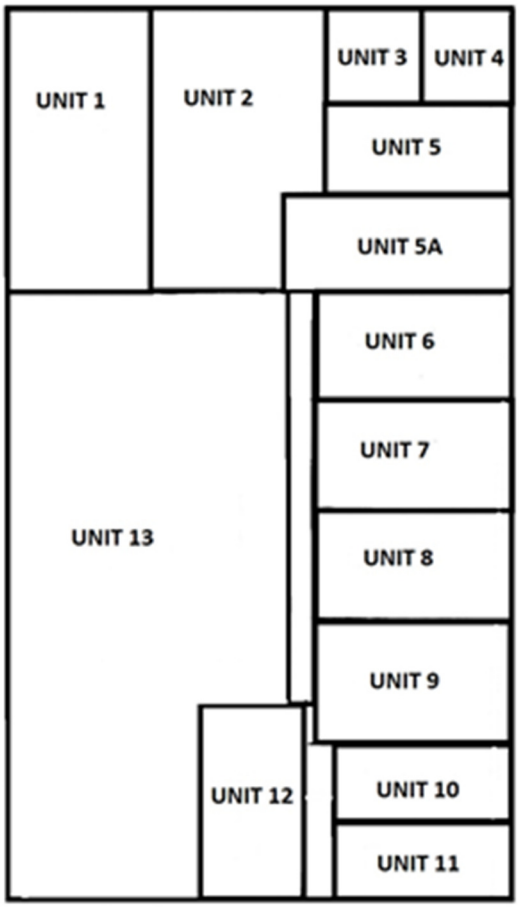



(Plans are not to scale and for identification purposes only)

## 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

Skillion Business Centre offers a selection of refurbished units set within a main block or small lock up parade, all within a secure fenced / gated site.

The subject unit is a mid-terrace workshop to the rear, with office and WC facilities.

Previously operated as clothing warehouse the accommodation can be used for a variety of businesses.

Vehicular access is via a single automatic steel roller shutter, officering concrete floors, blockwork walls and sodium lighting.

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

The main site has a single point of access and egress with security gates.

## ACCOMMODATION

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

| | |
|---|---|
| Workshop | 346.83m$^2$ |
| Offices / WC facilities | 54.5m$^2$ |
| **TOTAL GIA:** | **401.33 M$^2$ (4,320 SQ FT)** |

## SERVICES

It is understood the property benefits from all mains services with the exclusion of gas.

(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 unit has been assessed as follows:

**RV: £10,250**

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

## TENURE

The unit is 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 a rent of £10,800 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

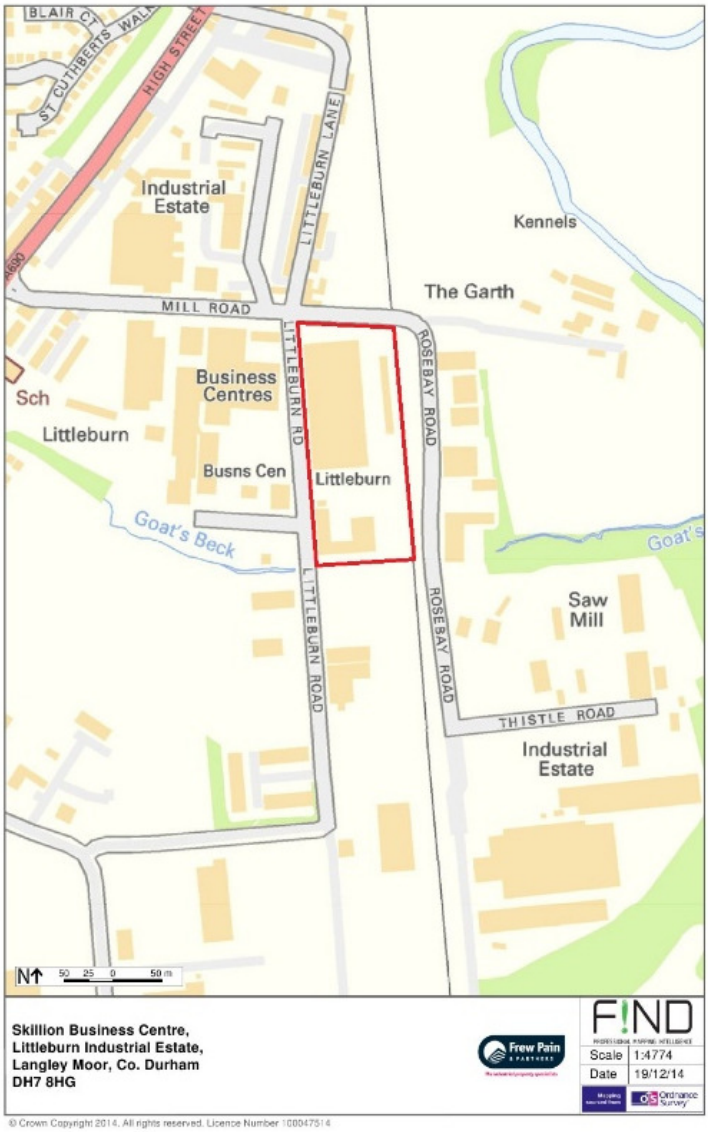
The ingoing tenant will be responsible for the landlords' reasonable legal costs in connection with any transaction.

## VIEWING

By prior appointment with Frew Pain & Partners, contact:

**James E F Pain**
**Tel: 07841 871710**
**Email:**
**james.pain@frewpain.co.uk**

**January 2018**

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