

to let



The industrial property specialists

FORMER GODFREY SYRETT FACILITY LITTLEBURN INDUSTRIAL ESTATE LANGLEY MOOR DURHAM DH7 8HE



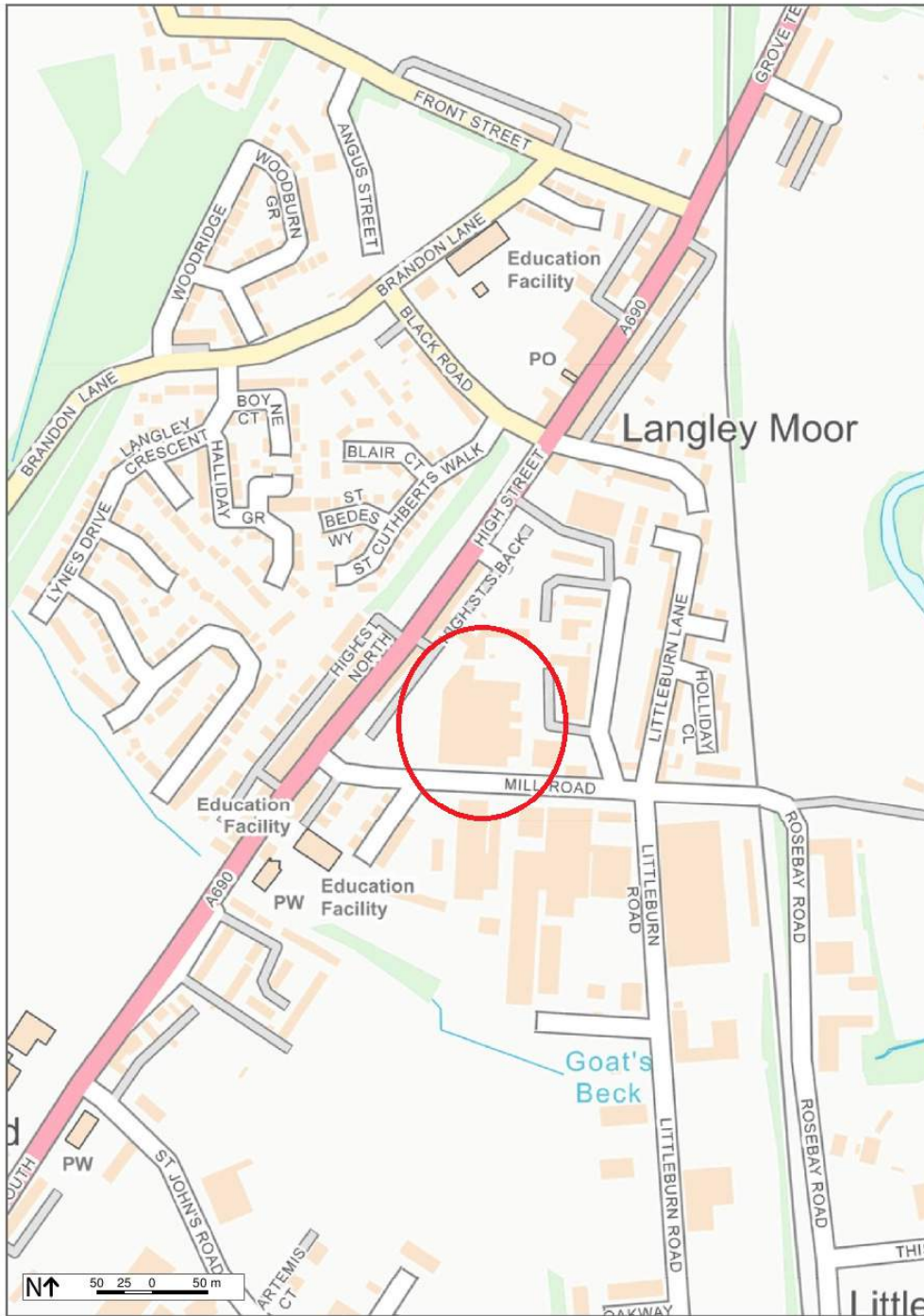
- SELF CONTAINED WORKSHOP / FACTORY WITH TWO STOREY OFFICE ACCOMMODATION SET WITH SECURE COMPOUND
- GIA : 5,711 M² (61,482 SQ FT)
- CLOSE TO LOCAL AMENITIES AND SERVICES
- SUB DIVISION CONSIDERED
- SHORT TERM LETS CONSIDERED
- FLEXIBLE TERMS / COMPETITIVE RENT

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Map Information

Scale 1:5592
 Date:
 Reference
 Order No: 2123362



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LOCATION

Littleburn Industrial Estate is located on the west side of Durham, approximately 2.5 miles from Durham City Centre.

The area is accessed just off the A690 which in turn leads on to the A167. These in turn link to the A1 and the national motorway network.

Newcastle upon Tyne is approximately 22 miles to the north east and Darlington approximately 17 miles to the south.

All local amenities are located a short distance away.

The exact location is shown on the attached plan.

DESCRIPTION

The premises comprise self-contained factory facility, with integral two storey office accommodation, set within a secure compound.

The property is constructed of steel frame design, with cladding and brickwork to elevations.

Internally the space has been subdivided with two storey offices to the front, providing a mixture of office, staff amenity and showroom space.

To the rear, but interconnected is the main production / factory area, which in turn leads on to storage/dispatch space.

Internally the unit benefits from heating and lighting to both the office and production areas.

Externally there is car parking to the front of the offices and via a separate gated car park.

To the rear is a secure yard and circulation area

The site is secured to the boundary by security fencing.

ACCOMMODATION

From onsite measurements the premises have the following GIA:

Production Warehouse
4,346m²
(46,785 sq ft)

Office/Showroom
1,365m²
(14,697 sq ft)

**TOTAL GIA: 5,711 M²
(61,482 SQ FT)**

**TOTAL SITE AREA: 1.01 HA
(2.5 ACRES) OR THEREABOUTS**

SERVICES

It is understood that the site and premises benefit from all mains services.

It is recommended that all interested parties contact the local service providers to ensure that the services are installed and operational.

BUSINESS RATES

It is understood from the VOA website that the site and premises are assessed at RV:

RV £93,000

TENURE

Leasehold.

A new FRI lease for a term of years, will be provided.

RENT

Our client is seeking rental offers in the region of £1.75 per sq ft.

(Incentives may be offered subject to term and covenant.)

ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested and will be available shortly.

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:

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