

# TO LET – NEW TRADE PARK UNITS ST ANDREWS PARK DRAGON LANE, DURHAM DH1 2RH



Prominent new trade park and development site in mixed use location





# ST ANDREWS PARK

- **Established trading location boasting a large number of out of town retail and trade operators**
- **Unit 1 let to Kwik Fit**
- **Units from 296.7 m<sup>2</sup> (3,193 sq ft) to 1,746.2 m<sup>2</sup> (18,796 sq ft)**
- **Built to shell specification**
- **Available immediately**
- **Planning secured on adjoining 4 acres for 58,000 sq ft of non-food retail and McDonalds restaurant**

## Situation

Dragonville Estate is located 1.7 miles east of Durham City Centre and within 2 miles of Junction 62 of the A1(M). St Andrews Park is situated centrally within the estate with access from both Dragon Lane and McIntyre Way.

The estate serves a wide catchment area including Durham City and conurbations to its east served by the A690. The proximity of the estate to the A1(M) also reduces drive times for customers travelling from the north or south.

## Description

Dragonville Estate boasts a wide range of retail and trade operators. Immediately to the east of St Andrews Park, Durham Retail Park offers a range of out of town retail outlets including B&Q, Currys, Argos and Boots as well as food offerings from KFC and Pizza Hut. Also in the immediate vicinity are a range of traditional trade park operators including Travis Perkins, MKM, Howdens Joinery, Tile Giant, Screwfix and Topps Tiles. Tesco Supermarket is also situated on Dragon Lane further increasing levels of passing traffic.

The area is a popular car showroom location with occupiers including Lancaster Toyota, Evans Halshaw Renault and Richard Hardie Peugeot. Pulman Skoda, Coopers BMW and Mini and SG Petch Hyundai are also represented in close proximity.

Phase 1 of the development is immediately available for occupation. A McDonald's restaurant is due on site in 2019 and outline planning has been secured for a future phase of non-food bulky goods retail.

## Specification

The units are built to a shell specification and benefit from the following:

- Attractive customer entrances
- Portal steel frame construction
- Insulated steel sheet roofs (incorporating rooflights) and elevations
- Clear internal height of 6m
- Concrete floors throughout – 35 kN/m<sup>2</sup>
- Electric sectional up and over loading doors to rear
- Service connections (3 phase electricity and water)

## Availability & Rents

The units are available on new fully repairing and insuring leases for a term to be agreed at the rents presented. They have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and offer the following approximate floor areas.

|        | m <sup>2</sup> | Sq ft  | Rent (PA)                 |
|--------|----------------|--------|---------------------------|
| Unit 1 | 929.0          | 10,000 | Let to Kwik Fit           |
| Unit 2 | 465.8          | 5,014  | £40,110                   |
| Unit 3 | 468.4          | 5,042  | Let to Gilesgate Plumbing |
| Unit 4 | 515.3          | 5,547  | Let to Pennine            |
| Unit 5 | 296.7          | 3,193  | £27,150                   |

Please note – units can be combined to provide larger floor areas.

## Rating

According to the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) the available units have the following Rateable Values :

Unit 2 - £38,500

Unit 5 - £26,000

## Energy Performance

The available units have the following Energy Performance Asset Ratings. Further information is available on request.

Unit 2 A (13)

Unit 5 A (16)

## Planning

Phase 1 has planning consent for B1(c), B2 (Light/General Industrial) & B8 (Storage & distribution) uses and is therefore suitable for a range of trade counter operations.

Outline planning has been secured for 58,000 sq ft of Use Class A1 non-food, bulky goods retail floor space over 3 units (including mezzanine area).

It is recommended that interested parties contact the planning department at Durham County Council for further information regarding specific enquiries on 03000 26 0000.



## VAT

All rents are quoted exclusive of Value Added Tax (VAT) and Stamp Duty Land Tax (SDLT) which will be charged at the prevailing rate. Intending lessees must satisfy themselves independently as to the incidence of VAT or SDLT in respect of any transaction.

## Viewing

Strictly by appointment through agents.

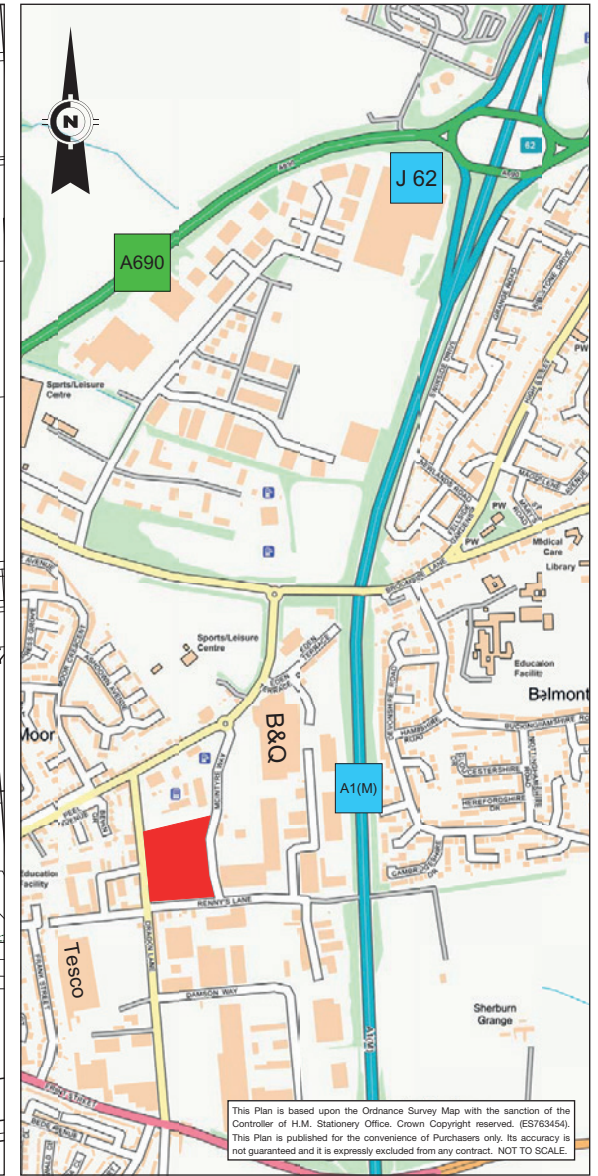
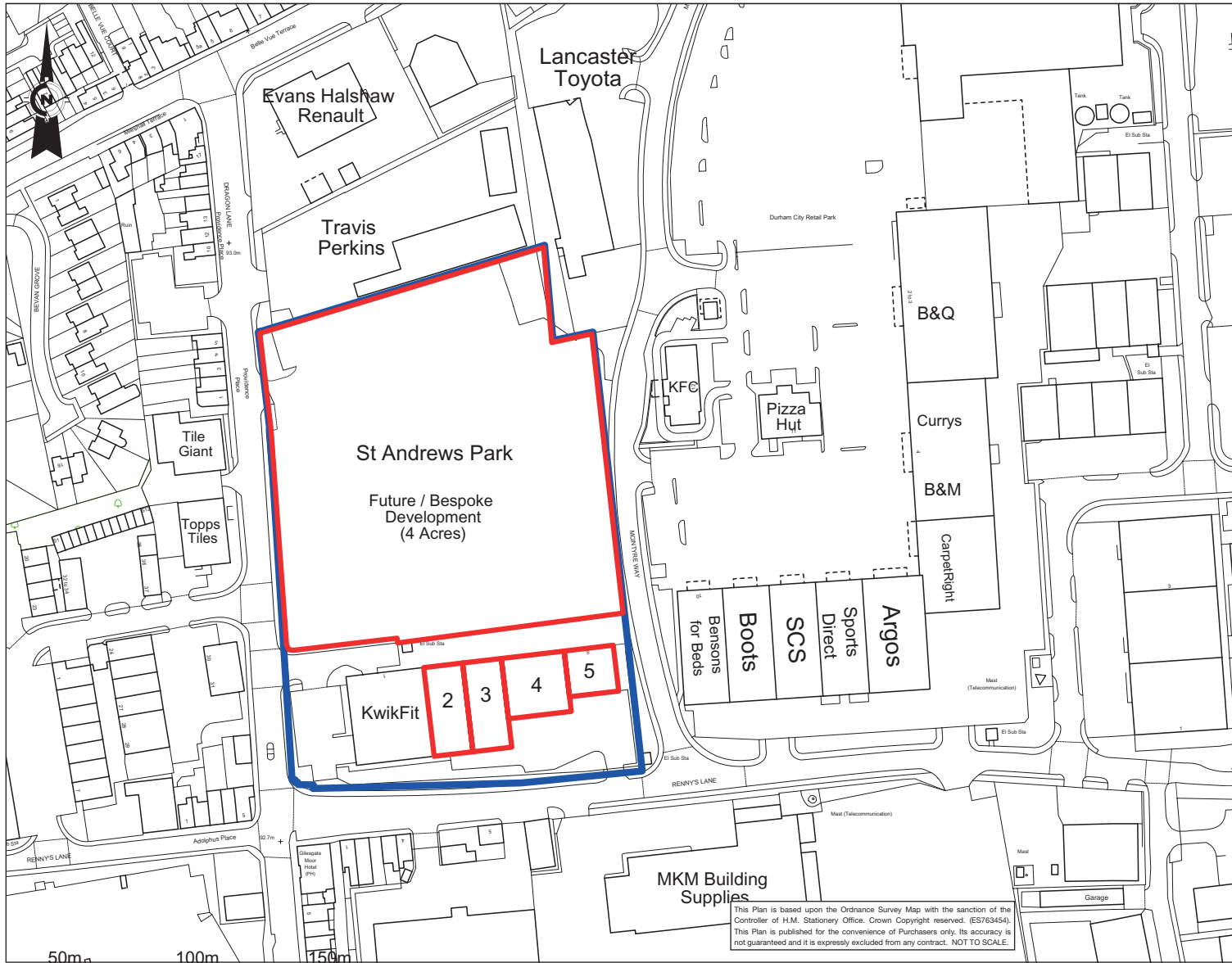
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