

TO LET

Newly refurbished industrial units with parking

N7 Tursdale Business Park
Tursdale
County Durham
DH6 5PG



Location

The units are located within Tursdale Business Park an established industrial estate with 24 hour manned security. The Park comprises a medium to heavy engineering complex much of which has been refurbished and extended within the recent past. Tursdale is located in rural landscape approximately 5 miles South of Durham and enjoys excellent access to the A1(M).

Description

The units form part of a terrace and are of blockwork construction with north light roofs. The units have benefitted from a recent refurbishment with the specification to include new roofs, redecorated walls and floors, LED lighting, electric roller shutter doors, internal water supply and electric sockets to internal walls. Externally the units will each benefit from demised car parking space.

naylors.co.uk



Retail
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Accommodation

The unit has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following on a Gross Internal Area basis:

Unit	Size m ²	Size ft ²
N7A	92.90	1000
N7B	102.84	1107
N7C	109.62	1180
N7D	222.97	2400

Terms

The units are available by way of new internal repairing and insuring leases for a term of years to be agreed:

Unit	Rent	Service Charge
N7A	£5000	£850
N7B	£5535	£940.95
N7C	£5900	£1003
N7D	£12,000	£2040

EPC

The units have a rating of D (85)

VAT

All figures quoted are exclusive of VAT

Rating Assessments

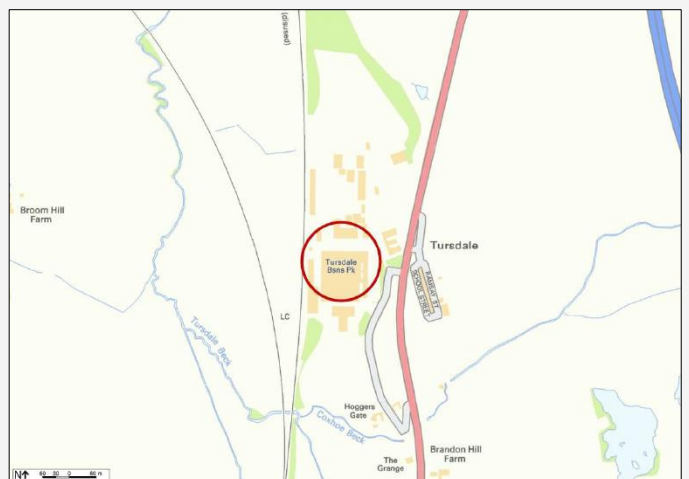
Any interested parties should seek to confirm the figures with the relevant Local Authority.

Legal Costs

Each party to bear their own legal costs.

Further Information

For general enquiries and viewing arrangements please contact Duncan Christie on 0191 211 1564 or email duncanchristie@naylors.co.uk.



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