

to let



The industrial property specialists

BLOCK N7C & N7E TURSDALE BUSINESS PARK TURSDALE COUNTY DURHAM DH6 5PG

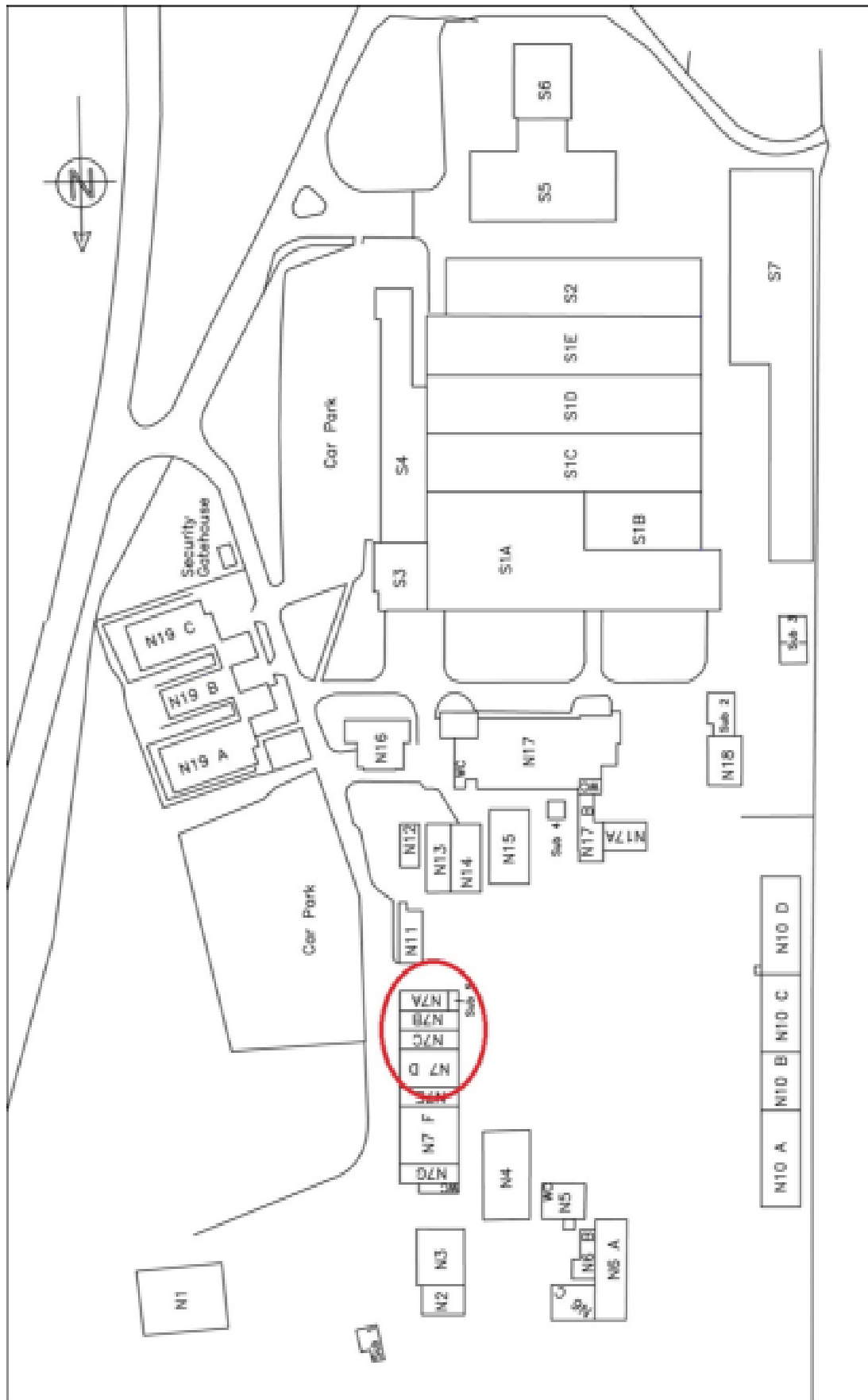


- REFURBISHED TERRACE WORKSHOPS WITHIN SECURE INDUSTRIAL ESTATE
- N7C: 109.62 M² (1,180 SQ FT)
- N7E: 106.83 M² (1,150 SQ FT)
- FLEXIBLE TERMS / COMPETITIVE RENTS
- CLOSE TO THE A1(M) AND LOCAL AMENITIES

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



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).

The exact location is shown on the attached plan.

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.

ACCOMMODATION

From onsite measurements, it is understood that the units have the following GIA:

N7C: 109.62m² (1,180 sq ft)
N7E: 106.83m² (1,150 sq ft)

SERVICES

We understand that main services are available excluding mains gas.

All parties should make their own investigations.

BUSINESS RATES

From verbal discussions with the local rating authority we understand that the units will need to be assessed upon occupation.

All interested parties should make their own investigations as to the rating liability.

TENURE

Leasehold.

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

RENT

Our client is seeking rents as follows:

N7C: £6,000pa
N7E: £4,000pa

SERVICE CHARGE

A nominal service charge is payable for the maintenance of common areas and 24 hour manned security.

N7C: £1,003 pa
N7E: £977.50pa

ENERGY CERTIFICATE

The units have a rating of D (85).

Full details upon request.

LEGAL COSTS

The tenant will be responsible for any legal / professional fees together with any VAT thereon incurred in the preparation of the lease.

VAT

All figures are quoted exclusive of VAT but will be liable for VAT.

VIEWING

Strictly by prior arrangement only – further information available from Frew Pain & Partners:

James E F Pain

Tel: 07841 871710

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Or joint agents

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