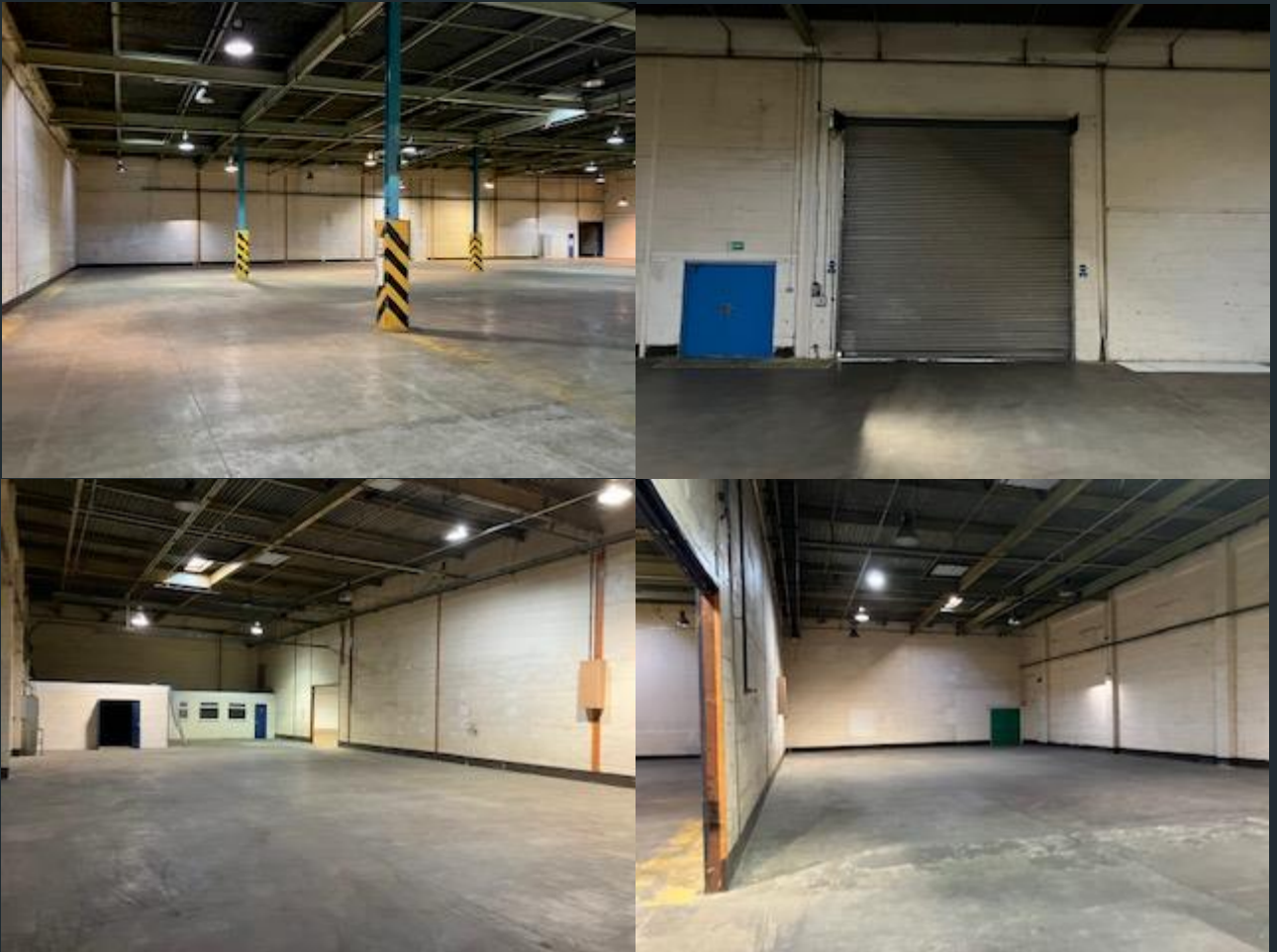


TO LET

LM ONE.

MODERN INDUSTRIAL UNIT ON A SECURED SITE



UNIT 7, GREENHILLS BUSINESS PARK, SPENNYMOOR, COUNTY DURHAM, DL16 6JB

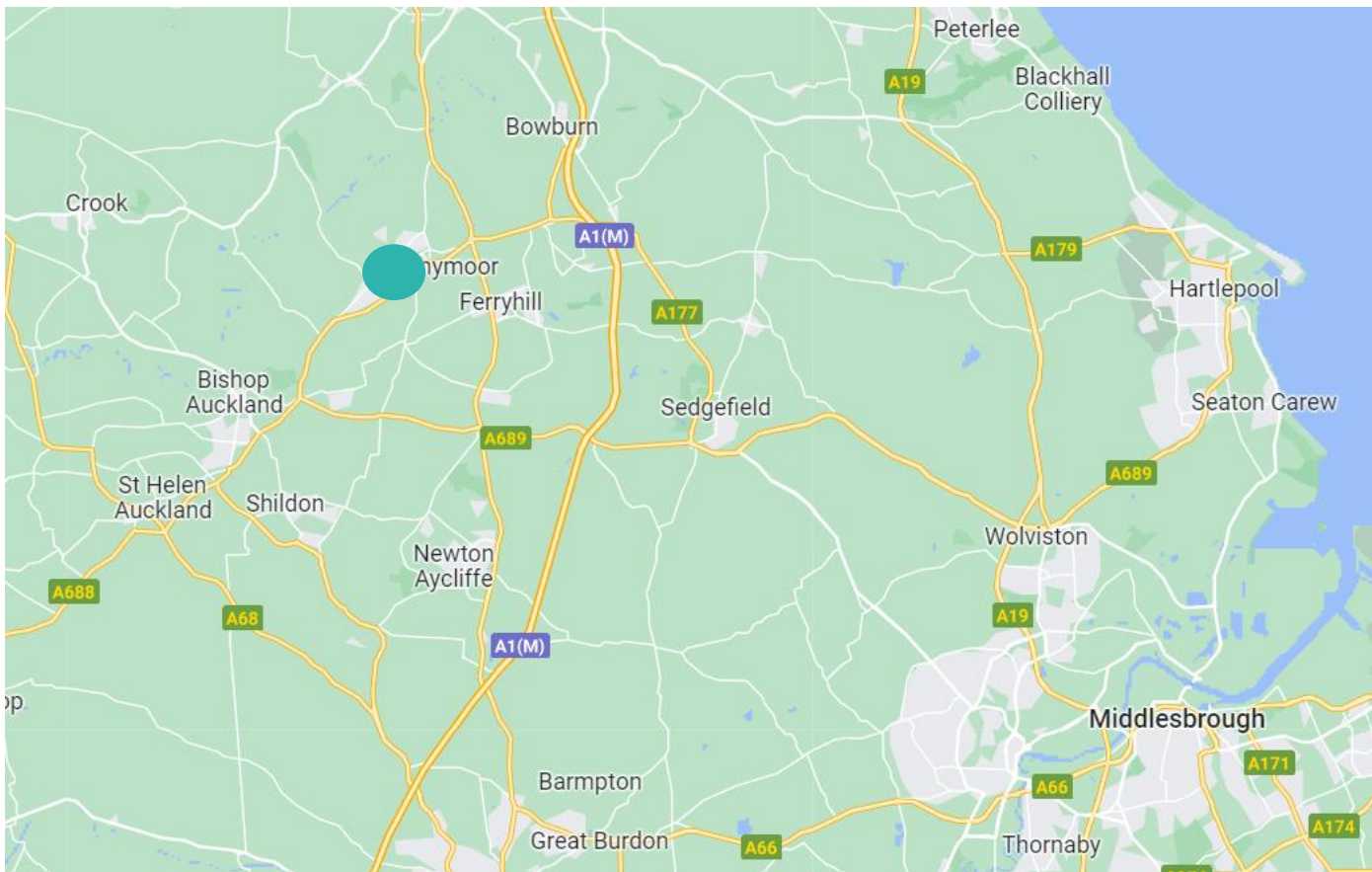
Rent - £86,100 per annum

Size – 24,600 sq ft GIA

- Secure site
- High eaves of 7 metres
- Electric roller shutter access
- Suitable for a variety of industrial uses

LEASING CONSIDERATIONS

- Available on a Leasehold basis for a number of years to be agreed at market terms.
- Rent £86,100 per annum (£3.50 per sq ft)
- Extending to 24,600 sq ft on a GIA basis
- Situated on a secure site
- Electric roller shutter access door
- Suitable for a variety of industrial uses
- Located just 3 miles from the A1(M)
- Substantial onsite parking



LOCATION

Greenhills Business Park is located on Green Lane Industrial Estate. The site benefits from direct access from the A177 approximately 3 miles from Junction 61 of the A1(M). The site is located 6 miles South of Durham and 15 miles North of Darlington. The industrial estate is a well-known location with several established occupiers including Durham County Council, Knowhow, Restore, Geo Amey, JSE, Pallex, ATT, John Hart Commercial.

DESCRIPTION

The Industrial property totals 351,000 sq ft, sub divided across 11 units and comprises of a regular shaped unit on a rectangular site across 27 acres with ample parking to the North West of the site. Greenhills, previously used as a bonded warehouse benefits from secure perimeter fencing and electric gate.

The units comprise of steel portal frame construction under pitched roof with elevations of insulated profile cladding and benefits from a large roller shutter door (height 5.1m: width 4.95m). The unit is open plan with an eave's height of 5.6m and an apex of 7.13m and a fully operational wet/dry sprinkler system.





RENT

£86,100 per annum exclusive

BUSINESS RATES

The property Rateable Value has been assessed to £48,000. Interested parties are advised to make their own enquiries with the Local Authority.

EPC

The EPC is available on request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VIEWINGS

By prior arrangement with the agent:

Tel / 07960 708 544

Email / Matt@LM1.agency

Tel / 07552 476 571

Email / Steven@LM1.agency

March 2023

SUBJECT TO CONTRACT

For more information, please contact Steven Jones on 07552 476 571 or at Steven@LM1.agency or Matt Bredin on 07960 708 544 or at Matt@LM1.agency



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