

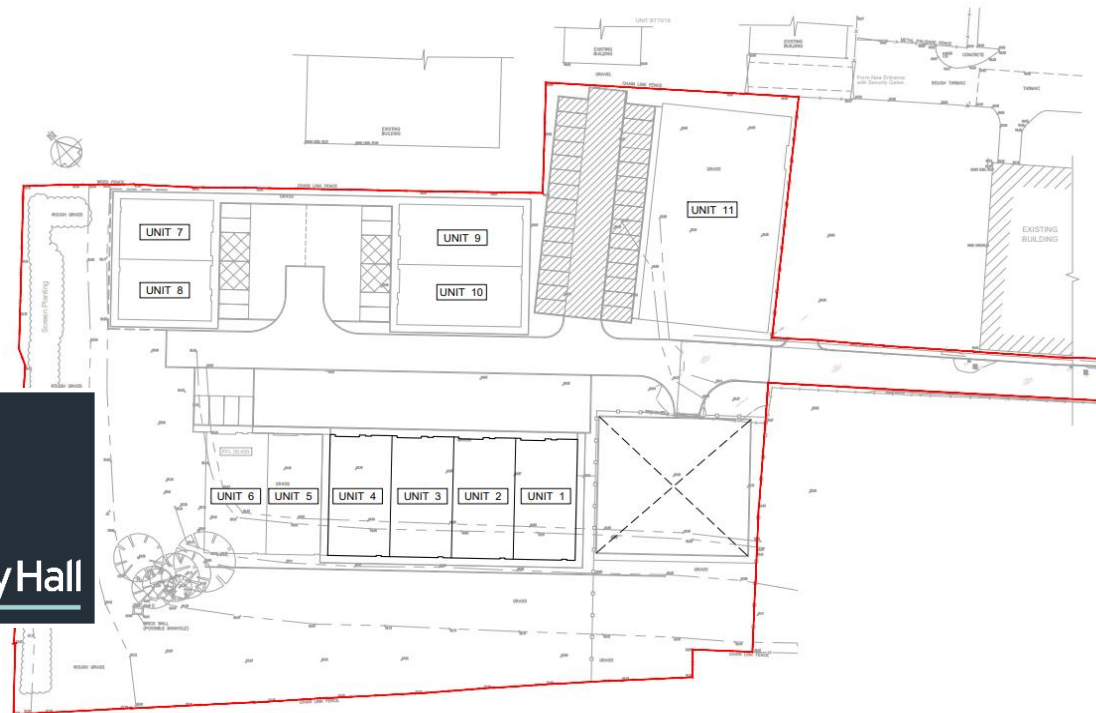
LIGHT INDUSTRIAL TO LET

Edwardson Road, Meadowfield
Industrial Estate, Meadowfield
Durham, DH7 8RL

- Units 2 & 4 Available
- Located close to A167
- Total size of 195.23 m² (2,101 ft²)
- Eaves height of 6m rising to 7.3m at the apex
- EPC Rating B42
- Parking on site

£18,000 PER ANNUM

BradleyHall



LOCATION

The subject property is located off Edwardson Road within Meadowfield Industrial Estate. The industrial estate is located on the A690, which passes through Durham City to the North and provides a connection to the A1(M), which is a 15-minute drive away. The A167 is also only 2.1 miles away, which provides a connection to Chester le Street in the north as well as Newton Aycliffe and Darlington in the south.

DESCRIPTION

The subject property comprises of six corrugated steel units with an eave's height of 6m rising to 7.3m at the apex. Each unit will contain a w/c and have an electric roller shutter. Security measures on site will consist of CCTV and an electric gate at the entrance. There is parking to the front of the units.

ACCOMMODATION

We calculate the approximate net/gross internal floor areas to be as follows:

Total	195.23 m²	2,101 ft²
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EPC RATING

B42

RATING ASSESSMENT

The rateable value of the premises is to be assessed. Interested parties should confirm the current position with the Local Authority.

TERMS

The property is available by way of a new lease with terms to be agreed at £18,000 (Eighteen Thousand Pounds) per annum.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

LEGAL COSTS

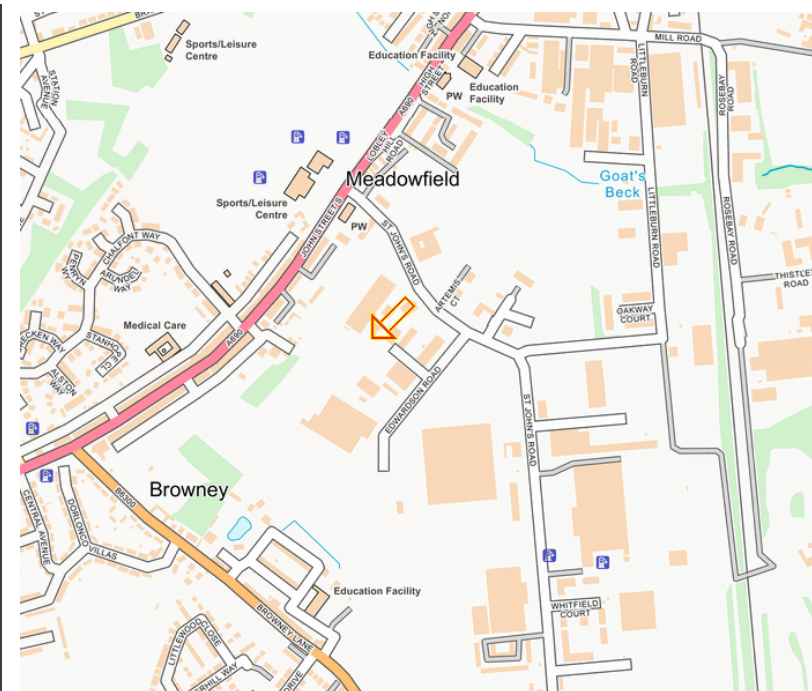
Each party is to bear their own legal costs involved in the transaction.



Car parking on site
Situated on
Meadowfield
Industrial Estate
0.3 miles from A690
2.1 miles from A167
5.2 miles from A1(M)



2.9 miles from
Durham City Centre



ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations we are required to verify the identify of the Purchaser/Tenant. We will do so based on name and address data provided but we may also require you to provide two forms of identification. We will require the Purchaser/Tenant to provide proof of the source of income.

VIEWING

For general enquiries and viewing arrangements please contact Bradley Hall.

Tel: 0191 383 9999

Email: marc.pickering@bradleyhall.co.uk

Callum.armstrong@bradleyhall.co.uk

www.bradleyhall.co.uk

IMPORTANT NOTICE

Bradley Hall (Registered in England No. 6140702 | 1 Hood Street, Newcastle upon Tyne, NE1 6JQ) and their clients for whom they are providing agency services give notice that;

1) the particulars do not constitute part of an offer or contract and any communications, written or verbal, are strictly SUBJECT TO CONTRACT, 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith based upon the information provided to us but any interested parties should inspect the property and appoint their own legal advisors and surveyors to satisfy themselves that they are correct, 3) no employee of Bradley Hall has the authority to make or give any representation or warranty whatsoever in relation to this property nor do they have the authority enter into any contract relating to the property on behalf of Bradley Hall nor the client, and 4) no responsibility can be accepted for any expenses incurred by interested parties in inspecting properties which have been sold, let or withdrawn.

AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the [Code of Leasing Business Premises: England and Wales](#) the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.