

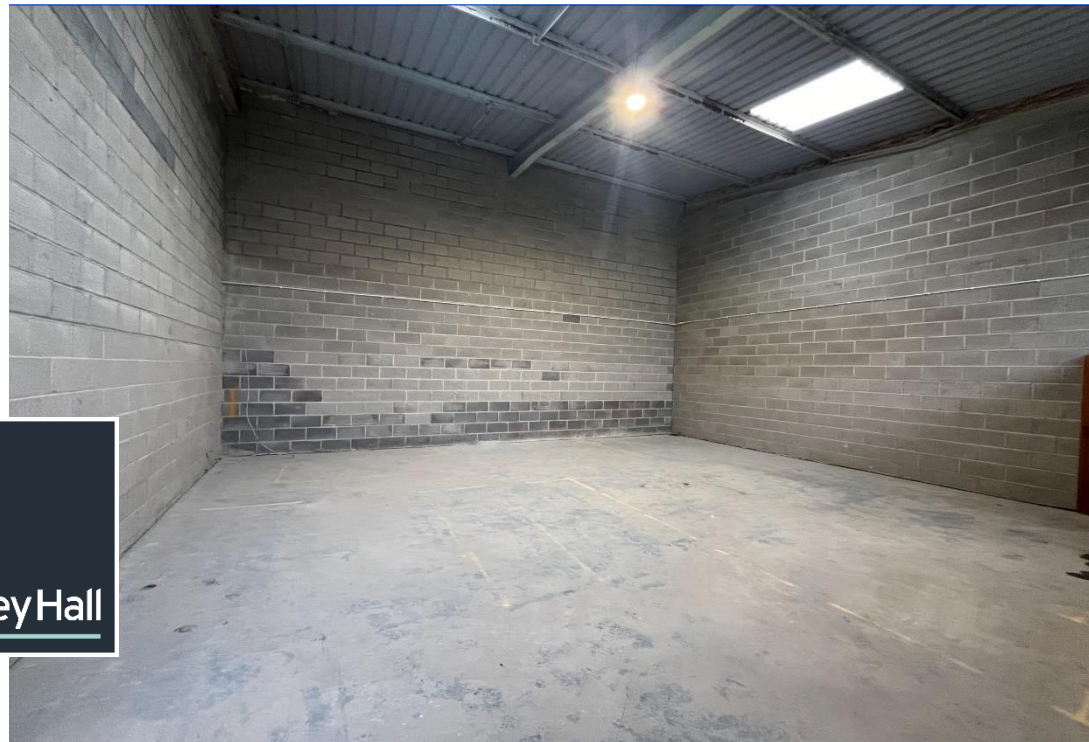
Industrial Unit TO LET

Skillion Business Centre, Langley Moor, Littleburn Industrial Estate, Durham, DH7 8HG

- Two Industrial units to let
- Located close to A167
- Total size of 81.54 m² (878 ft²)
- Eaves height of 5.19m rising to 6.28m at apex
- EPC Rating C66
- Parking on site

Rent of £8,500 per annum

BradleyHall



LOCATION

The subject property is located within Littleburn 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 several brick-built units with corrugated roofs. They have an eave's height of 5.19m rising to 6.28m at the apex. Each unit contains a w/c and have an electric roller shutter. Security measures on site consist of CCTV and an electric gate at the entrance. There is parking on site.

ACCOMMODATION

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

Unit 16	81.54 m²	878 ft²
Unit 17	81.54m²	878 ft²

EPC RATING

Unit 16 – C66

Unit 17 – C66

RATING ASSESSMENT

The rateable value of the premises as at 1 April 2023 is £3,000 and the estimated rates payable for the current year is £1,497. This is based on the standard Small Business Rate of 49.9p in the pound, however, 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 £8,500 (Eight Thousand Five Hundred Pounds) per annum. There is a service charge of 54p per sq ft.

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

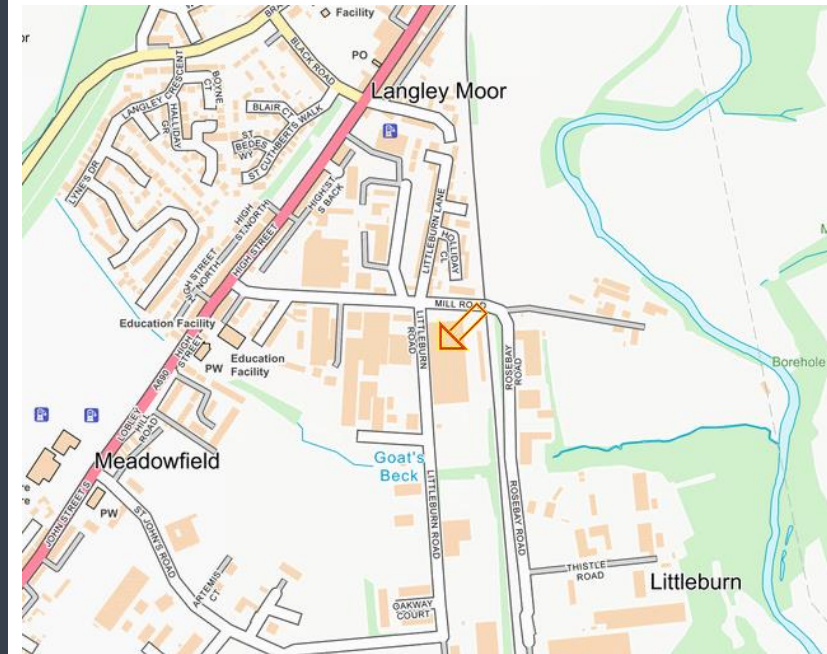
Each party is to bear their own legal costs involved in the transaction.



Car parking on site
Situated on Littleburn 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 identity 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: durham@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.