

**To Let/
For Sale**



Belmont Business Park

Belmont, Durham, DH1 1TN

 **naylors**

To Let/ For Sale

Industrial Storage Land/Compound

0.85 acres (0.34 hectares)

- Established industrial estate adjacent to the A1(M)
- Suitable for a variety of uses
- New leases available
- Adjacent to a number of well-established companies

Location

Belmont Industrial Estate is located just off junction 62 of the A1(M) motorway approximately 1 mile north of Durham City Centre.

Newcastle upon Tyne is approximately 15 miles north via the A1(M) and Sunderland City Centre approximately 9 miles to the north east via the A694.

Belmont is a mixed use location which includes car showrooms, pub/hotel, offices and trade counter units.

Nearby occupiers include Welds Rental, Howden Joinery, DPD and Greggs.

Description

The site comprises a rectangular shaped opportunity which is enclosed by a palisade fence of approximately 1.8m high and is laid on partial hardcore with made up ground.

Accommodation

We understand all mains services are connected to the boundary of the site. Interested parties are recommended to make their own enquiries in this regard.

Accommodation

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

Total: **0.85 acres** (0.34 hectares)

Terms

The site is available on a new lease for a term of years to be agreed or freehold sale.

Rent

£85,500 per annum exclusive.

Price

Offers in the region of £450,000 exclusive.

Rateable Value

Interested parties are advised to contact Durham County Council Rates Department to establish the current rates payable.

Legal Costs

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

VAT

All figures quoted are exclusive of VAT where chargeable.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant(s) and purchaser(s).





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