

To Let



Unit 20, Skillion Business Centre

Littleburn Industrial Estate, Durham, DH7 8HG

 **naylors**

To Let

Industrial/Warehouse Unit

3,507 Sq Ft (326 sq m)

- Estate parking
- Well connected location
- Rarely available

Location

Skillion Business Centre, situated within the well-established Littleburn Industrial Estate in Langley Moor, Durham, benefits from exceptionally strong transport links. The estate lies directly on the A690, which runs through Durham city and offers convenient access to the A1(M)—a mere 15-minute drive away—ensuring seamless regional and national connectivity. Additionally, the A167 is just 2.1 miles away, providing efficient links to Chester-le-Street to the north and Newton Aycliffe and Darlington to the south. Nestled approximately 2 miles south-east of Durham city centre, and within comfortable reach of Sunderland to the southeast and Newcastle upon Tyne to the northwest, the centre offers an ideal base for businesses focused on industrial activity, logistics, and efficient distribution within the North East.

Description

Unit 20 is a mid-terrace unit with and is of steel portal frame construction with blockwork walls and additional office and amenity block including WC. There is a roller shutter door measuring 2.83m (H) x 4.49m (W). Internally the unit benefits from concrete flooring, and LED lighting.

Accommodation

The property comprises the following Gross Internal Areas:

Unit 20: **3,507 sq ft** (326 sq m)

Terms

The unit is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£16,000 per annum

Utilities

We understand the unit is connected to mains services however we would recommend interested parties to make their own enquiries in this regard.

Rateable Value

£13,750

EPC

C (60)

Legal Costs

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

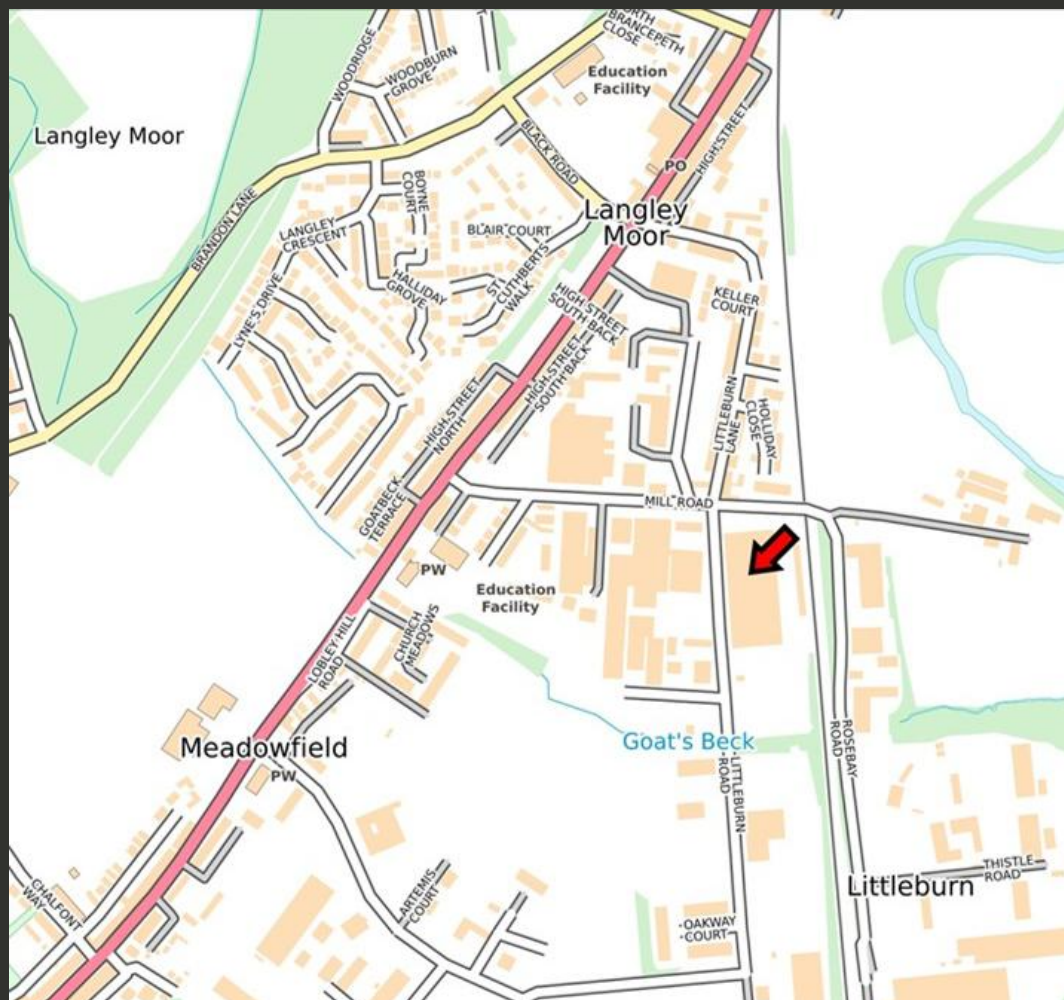
VAT

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

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).





NAYLORS GAVIN BLACK LLP trading as NAYLORS for themselves and for the vendors and lessors of the property give notice that: (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract. (ii) All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylor's or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person, either principals or employee, at NAYLORS has any authority to make or give any representation or warranty in relation to this property. (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order

For further information please contact:

Tobi Morrison
T: 07734 229 958
E: tobimorrison@naylor.co.uk

Duncan Christie
T: 07841 764 765
E: duncanchristie@naylor.co.uk

naylor's
Real Estate. Real Value.

Naylor's
Second Floor
One Strawberry Lane
Newcastle upon Tyne NE1 4BX

T: +44 (0)191 232 7030
naylor.co.uk