

To Let



Unit 7, Merrington Lane Industrial Estate

Spennymoor, Durham, DL16 7XL

 **naylors**

To Let

Industrial Unit

9,278 Sq Ft (861.93 Sq M)

- Updating works to take place prior to a new tenant taking occupation
- Versatile space
- Parking and loading apron
- Well located estate
- Office and amenity space

Location

Unit 7 Merrington Lane Industrial Estate is located within Spennymoor, a popular town in County Durham, just 6 miles south of Durham City Centre. The property is located approximately 2.5 miles from the A1(M), just off the A688.

Neighbouring occupiers include Stiller, North East Logistics Limited, CDP and Engineered Form Products.

Description

The property comprises the following:

- Steel frame construction.
- External elevations of brickwork and profile cladding construction under a pitched roof.
- Concrete flooring, LED lighting and one electrically operated roller shutter door.
- Clear internal height of 5.2m, rising to 7.8m at the apex.
- The roller shutter door height extends to 4.9m.
- WC access and an office/reception block to the front.
- Assigned car parking spaces and loading apron to the front.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises the following areas:

Unit 7:	9,278 sqft (861.93 sq m)
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Services

We understand the property benefits from mains services connections.

Terms

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

Rent

£42,000 per annum exclusive.

EPC

D 88.

Service Charge

Further information on service charge available on request.

Rateable Value

All interested parties are advised to make their own business rates enquiries with the relevant local authority.

Legal Costs

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

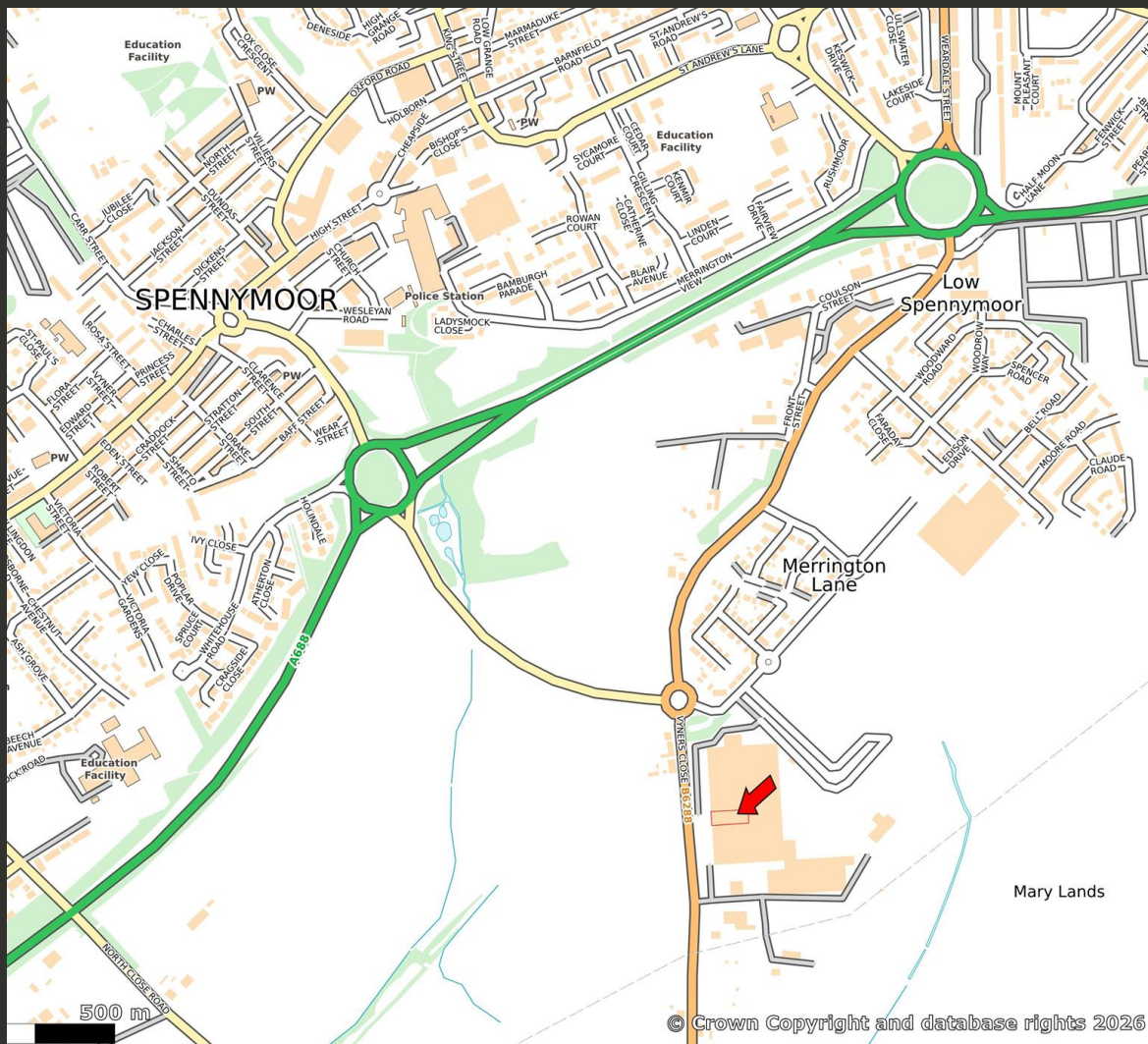
VAT

All rents and prices quoted are exclusive 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).





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