

TO LET : HIGH - FOOTFALL BUSINESS OPPORTUNITY

ESTABLISHED BUSINESS PARK | INDUSTRIAL LOCATION

Whitfield Court, Meadowfield Industrial Estate, DH7 8XL

163 sq m (1,750 sq. ft.)



Former Cafe/Restaurant

Suitable for variety of uses

(subject to consent)

RENT : £17,500 pax

ENNA HOUSE, MEADOWFIELD IND. ESTATE

-Easily accessed via A690 & A167

- Established Business Park location

-Approximately 2.5 Miles of Durham City

-Former Café/restaurant with on-site Car Parking

Location

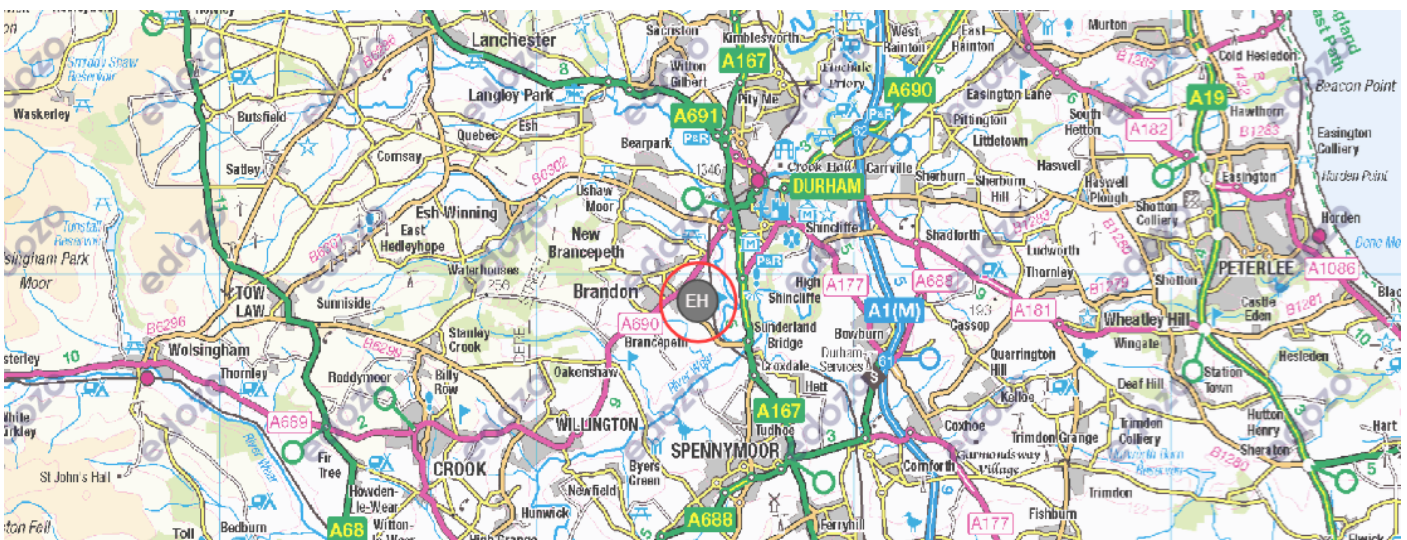
The Property is located within Whitfield Court on the popular Meadowfield Industrial Estate, positioned approximately 2.5 miles south west of Durham and midway between the conurbations of Tyneside and Teesside. Newcastle is 20 miles to the north and Middlesbrough is 25 miles south-east. The A167 and A1(M) are in proximity with access via Junction 61 on the A1(M) providing access to the rest of the region. The area benefits from good public transport links with the Arriva bus number X46 and Arriva bus number 49A serving the entrance to St Johns Road.

Businesses in the immediate area:

A : Glass Assist
B : Apex Cables
C : The Banks Group
D : Dale Care Ltd
E : Elis Laundry Services

F : Autorepair UK Workshop and
Autopark UK Car Dealer
G : Cleaner Air Solutions
H : VT Signs Ltd
I : Ziegler UK Durham

K : Durham County Council
L : JK Mouldings
M : Durham City Transport
N : YESSS Electrical Durham
O : Pragmatic Semiconductor



Description

Enna House is situated in the centre of the business park with the ground floor benefitting from a conservatory style restaurant area with doors opening out onto an attractive courtyard and communal garden area.

The current configuration resembles a traditional restaurant with an organised seating arrangement.



Accommodation

The property has the following Net Internal Area:

Accommodation	Sq. m	(Sq. ft.)
Ground floor	163	(1,750)
Total	163	(1,750)

EPC

The property is awaiting assessment.

Services

The property is connected to all main services.

Terms

The unit is available to let for an agreed term at £17,500 rent per annum exclusive of VAT.

Service Charge

An estate service charge will be recoverable from the occupier for upkeep and maintenance of the estate.

VAT

All figures within these terms are exclusive of VAT where chargeable.

Business Rates

Rateable Value : £16,500 (Effective 1st April 2023) Estimated Rates Payable : £8,233.50

Legal Costs

The Tenant is responsible for both parties legal costs incurred within this transaction.

Contact Details, Viewing and Further Information



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Subject to Contract November 2023

Additional Photographs

