

INDUSTRIAL UNIT TO LET - TO BE REFURBISHED

# UNIT 7 MERRINGTON LANE INDUSTRIAL ESTATE

Spennymoor, DL16 7XL



## 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 Logisitcs Limited, XDP and Engineered Foam Products.

## DESCRIPTION

The estate comprises terraced industrial units of steel frame construction.

The subject unit benefits from external elevations of brickwork and profile cladding construction under a pitched roof. Internally the units benefit from concrete flooring, LED lighting and one electrically operated roller shutter door.

The unit benefits from clear internal height of 5.2m, rising to 7.8m at the apex. The roller shutter door height extends to 4.9m. The accommodation includes W/C access and an office/reception block to the front.

Externally, the unit benefits from assigned car parking spaces and loading apron to the front.

## ACCOMMODATION

We have measured the subject property in accordance with the RICS Code of Measuring Practice 2015 to provide the following Gross Internal Area;

AVAILABLE UNIT	SQ FT	SQ M	RENT (P.A.)
Unit 7	9,278	862.0	£42,000

## TERMS

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

## RATEABLE VALUE

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

## EPC

D88.

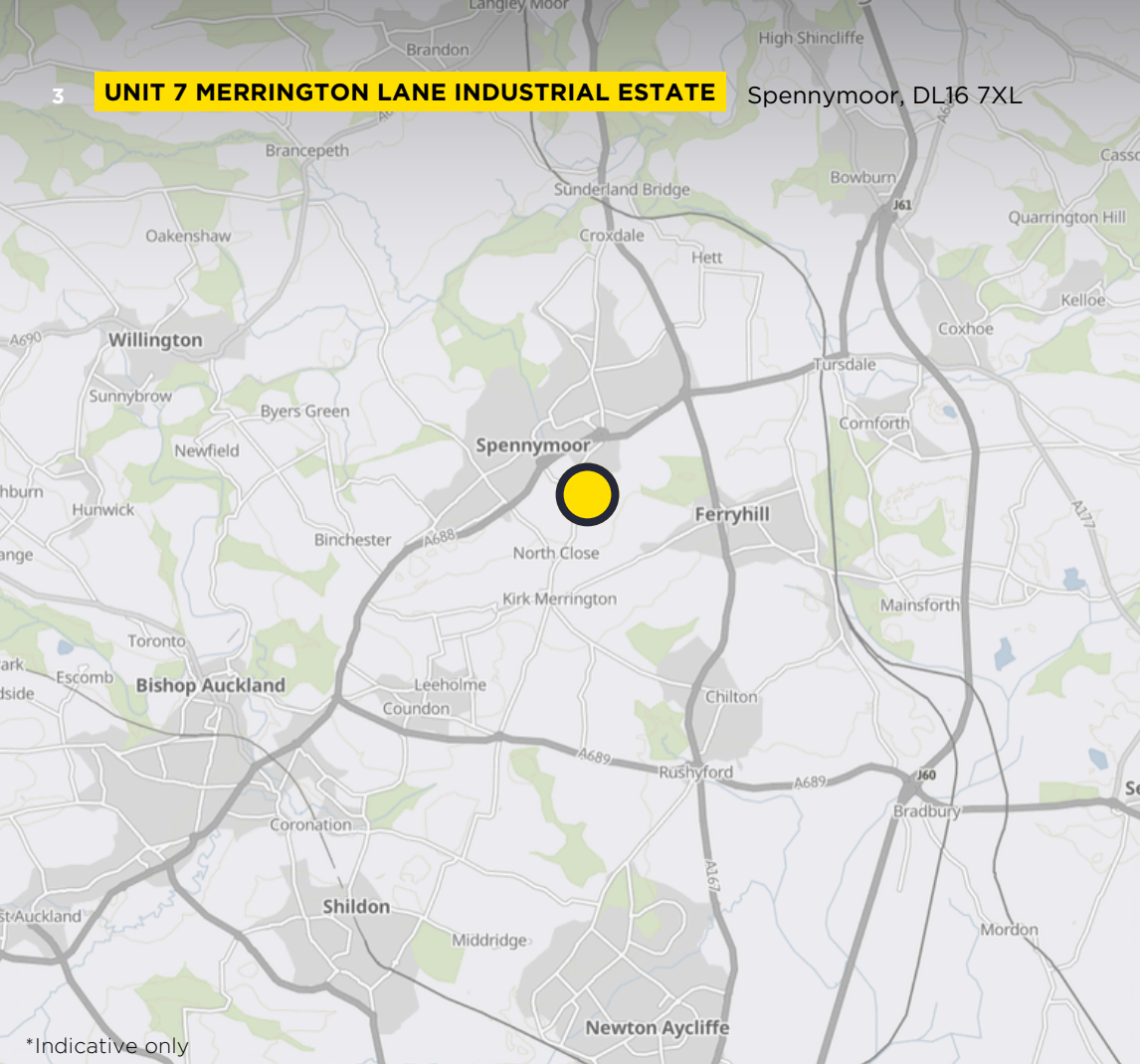
## SERVICES

We understand the property benefits from water, gas and three phase electric connection.



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\*Indicative only

### IMPORTANT NOTICE

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## RENT

£42,000 per annum exclusive of VAT, service charge and utilities.

## VAT

All rents and prices quoted are exclusive of VAT.

## SERVICE CHARGE

Further information on service charge available on request.

## LEGAL FEES

Each party is to bear their own costs incurred.

## CONTACT

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