



Trade Warehouse Unit To Let

UNIT B1, ABBEY ROAD RETAIL & TRADE PARK, DURHAM, DH1 5HB

- Ground Floor Extending Approximately 359.72 sq m (3,872 sq ft)
- Excellent Location, Approximately 2 Miles North of Durham City
- Close to Durham's Premier Retail Park; Arnison Shopping Park which is Anchored by M&S and Sainsbury's Store
- Surrounding Occupiers Include: Halfords, Plumb Center, Evans Cycles & Pulman VW
- Would Suit Bulky Goods or a Variety of Alternative Uses (Subject to Planning)
- Height to Eaves Approximately 4.3m
- Extensive Car Parking
- New EFRI Lease
- Rental £29,000 pax



SITUATION

The City of Durham is approximately 18 miles South of Newcastle upon Tyne, 15 miles South West of Sunderland and 20 miles North of Teesside with Darlington approximately 20 miles to the South.

The subject property is located close to the Arnison Shopping Park approximately 2 miles north of Durham City Centre. Arnison is Durham's largest retail warehouse destination with over 330,000 sq ft in 20 units with over 1,400 free car parking spaces.

Arnison Shopping Park is anchored by an 89,000 sq ft Sainsburys Superstore and 60,000 sq ft Marks and Spencer store. Other retailers include: Next, Nike, Boots, Lakeland, Superdrug and Wilko together with food and beverage operators such as McDonalds, KFC, Greggs and Costa Coffee.

The subject property occupies a prominent position within Block B of Abbey Road Retail and Trade Park, which is accessed off Abbey Road. Occupiers within the Estate include: Halfords, Plumb Center, Evans Cycles and Pulman Volkswagen to name a few.

DESCRIPTION

The property is of brick and block cavity wall construction up to a height of approximately 2 metres with insulated cladding panels above and to the roof with an approximate height to eaves of 4.3m.

Internally the property benefits from fluorescent strip lighting, 3 Phase electricity and mains water to a ground floor WC. The unit will have a clear floor space following removal of the previous tenant's partition walls.

Externally there is a plate glass entrance door, rear personnel/emergency exit and an electronically operated roller shutter door.

ACCOMMODATION

Ground Floor 359.72 sq m (3,872 sq ft)

TERMS

The property is available by way of a new EFRI lease for a term of years to be agreed at an annual rental of £29,000.

RATING ASSESSMENT

We understand that the premises have a rateable value of £18,250 effective from 1st April 2017. It is recommended that any interested party confirm the accuracy of this information and the rates payable with the Local Authority. As a new occupier, rights of appeal may exist against the assessment.

ENERGY PERFORMANCE

EPC Rating C 55.

LEGAL COSTS

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

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Graham S Hall upon this basis and where silent, offers will be deemed net of VAT.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the purchaser / tenant.

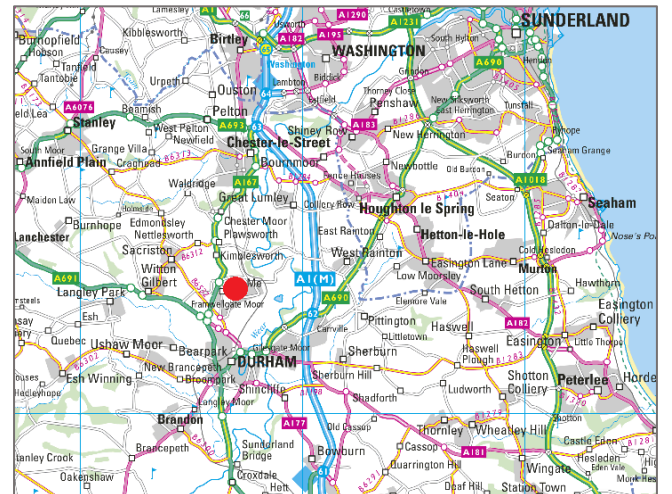
VIEWING

For general enquiries and viewing arrangements please contact sole agents Graham S Hall Chartered Surveyors on 0191 731 8660 or email info@grahamshall.com.

INTERNAL PHOTOGRAPH



LOCATION MAP





AGENTS NOTE

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at www.leasingbusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.

IMPORTANT NOTICE

Graham S Hall Chartered Surveyors for themselves and for the vendors and lessors of the property give notice that:

- 1) 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.
- 2) All descriptions, dimensions, 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 Graham S Hall Chartered Surveyors 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.
- 3) No person, either principal or employee, at Graham S Hall Chartered Surveyors has any authority to make or give any representation or warranty in relation to this property.
- 4) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for purpose or in working order.