



## Industrial Unit To Let

UNIT 8, MERRINGTON LANE INDUSTRIAL ESTATE, SPENNYMOOR, CO. DURHAM, DL16 7XL

- Approximately 1,646.80 sq m (17,726 sq ft)
- Established Industrial Location
- Excellent Access to Junction 61 of the A1(M) via the A688 (1.3 Miles to the East)
- Office Block Incorporating WC & Kitchen Facilities
- Proposed Landlord Refurbishment (Details Available on Request)
- Utility Unit Cost Only 6.94 kWh (Day) & 5.64 kWh (Night), Until Nov 2025
- Minimum Eaves Height 5.1m, Rising to 6.0m at the Apex
- Large Electrically Operated Roller Shutter Door
- New EFRI Lease Available
- Rent From £52,290 pax (£2.95 psf)



## LOCATION

The premises are located approximately 1-mile south of Spennymoor Town Centre on the established Merrington Lane Industrial Estate.

Access is off the A688 which in turn provides excellent access to Junction 61 of the A1M. Durham City is approximately 6 miles to the north and Darlington 16 miles to the south.

Surrounding businesses include Thorn Lighting, DS Smith and Stiller Warehousing & Distribution Ltd.

**what3words - ///conquests.pods.pranced**

## DESCRIPTION

The premises comprise a mid-terrace industrial unit of steel portal frame construction with brick and blockwork walls with profile cladding above and concrete floors throughout. We understand that 3phase electricity serves the whole estate and that the property is connected to all mains services.

A large level access roller shutter door (3.8m x 5.2m) allows access from extensive external circulation areas. Minimum height to eaves of 5.1m, rising to 6.0m at the apex.

## FLOOR AREA

Approximate GIA - 1,646.80 sq m (17,726 sq ft)

## TERMS

The property is available by way of a new EFRI lease, for a term of years to be agreed. Rent from only £52,290 pax (£2.95 per sq ft).

The Landlord is willing to refurbish the property, prior to a new tenant taking occupation, subject to agreeing appropriate lease terms and rent.

## ENERGY PERFORMANCE

Awaiting EPC.

## 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.

## RATING ASSESSMENT

We understand that the premises have a rateable value of £18,250 and £18,500 effective from 01<sup>st</sup> April 2023 however, it is recommended that any interested party confirm the accuracy of this information and the rates payable with the Local Authority.

## LEGAL COSTS

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

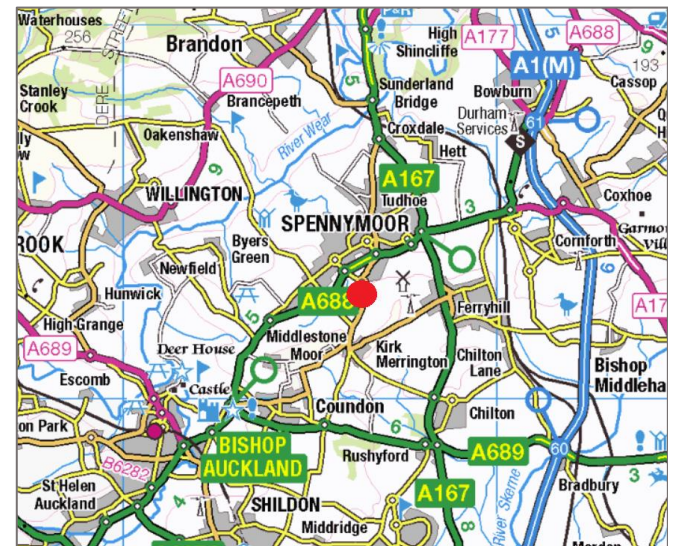
## ANTI-MONEY LAUNDERING REGULATIONS

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 Graham S Hall Chartered Surveyors on 0191 731 8660 or email [info@grahamshall.com](mailto:info@grahamshall.com).

## 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](http://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.
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