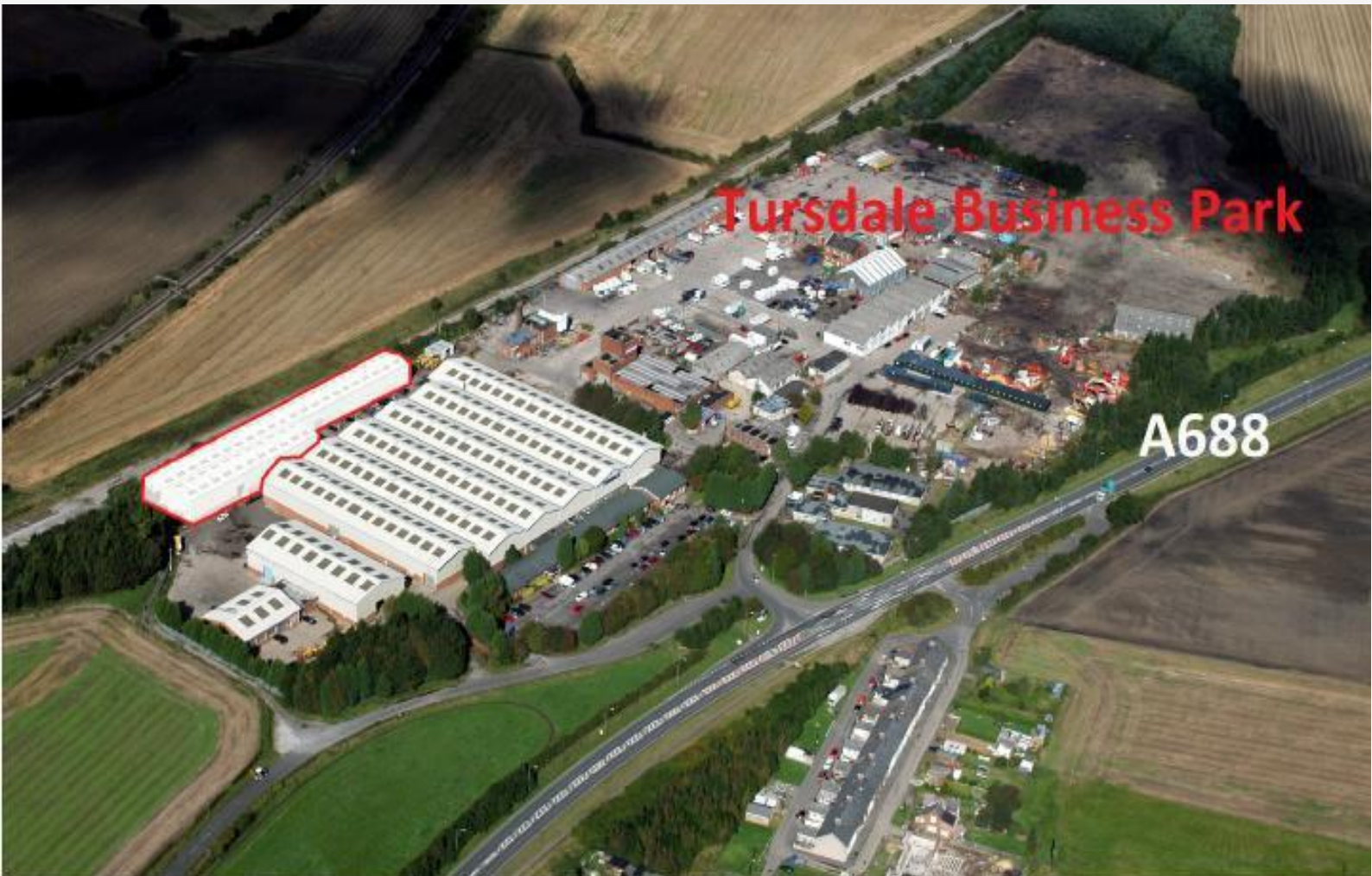


TO LET

Unit S7, Tursdale Business Park, Tursdale,
County Durham, DH6 5PG



Workshop/Warehouse Accommodation with Offices

23,400 Sq Ft (2,173.86 Sq M)

- High Bay Workshop / Warehouse
Accommodation with Offices set self contained
omplex with 24 hour manned security
- Excellent Communication Links to A1
- Operational Craneage 1 *40 Tonne / 2*10 Tonne
/ 2* 5 Tonne

For further information please contact:

Duncan Christie
E: duncan@naylorsgavinblack.co.uk
DD: 07841 764 765

Keith Stewart
E: keith@naylorsgavinblack.co.uk
DD: 07796302147

Alternatively contact our joint agent Frew Pain &
Partners - 0191 229 9517

Second Floor
One Strawberry Lane
Newcastle upon Tyne
NE1 4BX
Tel: +44 (0)191 232 7030
Naylorsgavinblack.co.uk

TO LET

Unit S7, Tursdale Business Park, Tursdale,
County Durham, DH6 5PG

Location

The unit is located within Tursdale Business Park, an established industrial estate with 24 hour manned security.

The Park comprises a medium to heavy engineering complex, much of which has been refurbished and extended within the recent past. Tursdale is located in rural landscape approximately 5 miles South of Durham and enjoys excellent access to the A1(M), with Amazon and Durham Motorway Services being very close by.

Description

The unit is a detached high bay engineering unit of steel portal frame construction with brick and clad elevations under a steel profile sheet roof.

The warehouse area has concrete flooring, LED lighting, 1x 40 tonne travelling crane, 2x 10 tonne travelling cranes and 2x 5 tonne travelling cranes. The unit also contains office space and W.C's.

Accommodation

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

	Sq Ft	Sq M
Unit S7	23,400	2,174

Terms

The unit is available by way of a new FRI lease for a term of years to be agreed.

Rent

£70,000 per annum.

EPC

The property has a rating of D(85).

Rateable Value

£64,000 (April 2023 figure).

Service Charge

On application.

Legal Costs

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

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

TO LET

Unit S7, Tursdale Business Park, Tursdale,
 County Durham, DH6 5PG



NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

- (i) 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.
- (ii) All descriptions, 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 Naylors Gavin Black LLP 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.
- (iii) No person, either principals or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.
- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order

