



UNIT 14 CATHEDRAL PARK

BELMONT INDUSTRIAL ESTATE,
DURHAM DH1 1TF

TO LET

MODERN MID TERRACE
WAREHOUSE/PRODUCTION UNIT
4,106 SQ FT (381.5 SQ M)

LOCATION

Belmont Industrial Estate is located just off Junction 62 of the A1M motorway approximately one mile north of Durham City Centre. Newcastle upon Tyne City Centre lies approximately 15 miles north via the A1M and Sunderland City Centre approximately 9 miles to the north east via the A690. The site not only has excellent road links to all parts of the region, but is also well situated for Newcastle and Teesside Airports, Intercity main line railway stations at both Newcastle and Durham and the ports on Tyneside and Teesside.

Nearby occupiers include Howdens, Boels, Rexel, Workwear Express and Royal Mail.



DESCRIPTION

The property comprises a modern industrial/warehouse unit of steel portal frame construction to eaves height of approximately 6 metres to underside of haunch. Elevations are a combination of brick and block work at low level with profile metal elevations above and to the roof. Loading to the unit is via a ground level loading door that provides access to a shared yard.

ACCOMMODATION

The gross internal areas are:

Description	Sq Ft	Sq M
Unit 14	4,106	381.5

RENT

£33,000 per annum exclusive.

TENURE

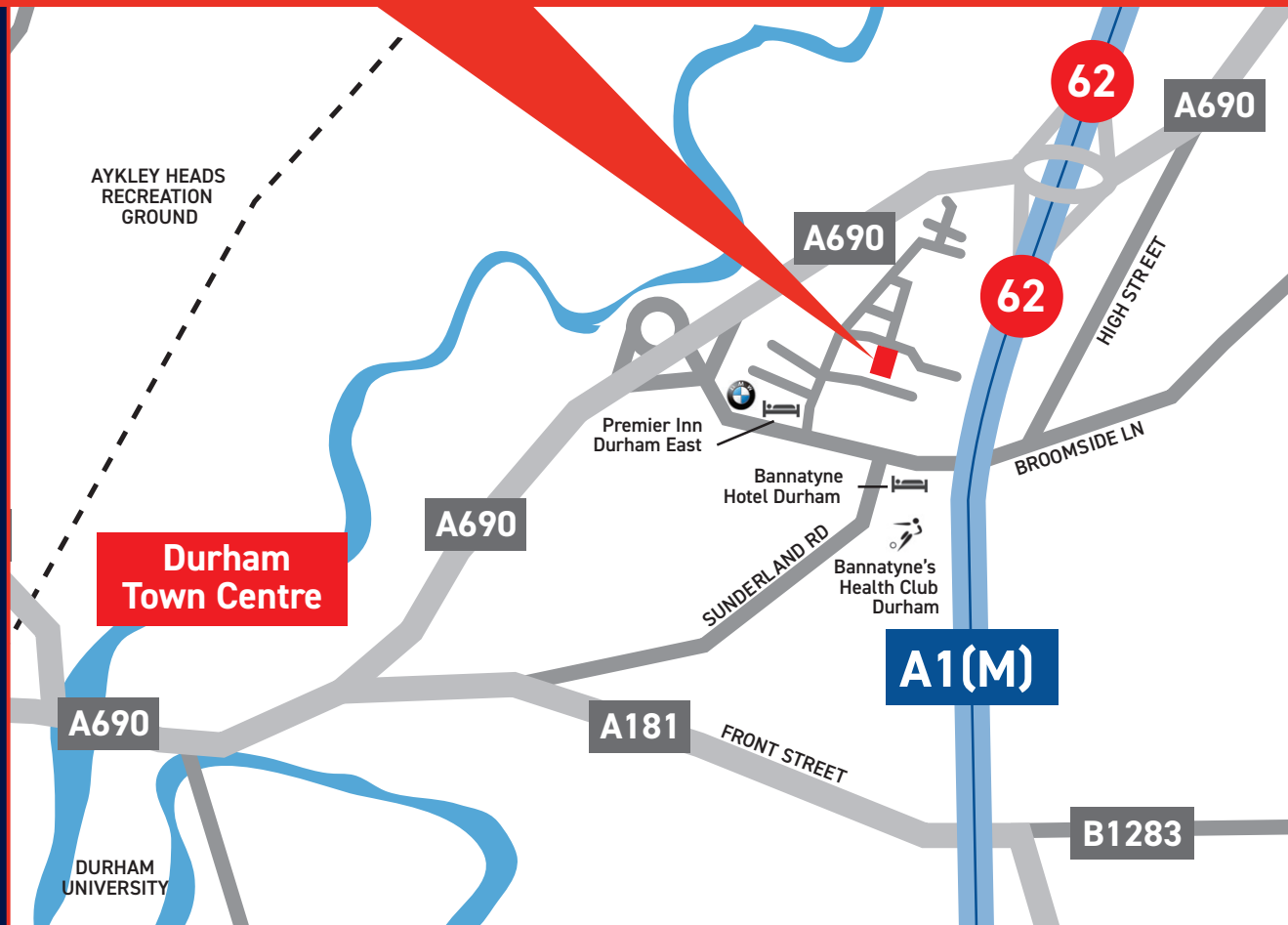
The unit is available on a new FRI Lease for a term to be agreed.

EPC

The property has an EPC rating of B[44].



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FURTHER INFORMATION

For further information or to arrange a viewing please contact the joint agents:

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