

to let

Warehouse/Industrial Unit

Enterprise Point, Enterprise City, Spennymoor, Co. Durham. DL16 6JF

87,506 sq.ft.

(8,130 sq.m.)



- **Large secure service yard**

- **Well known distribution location in close proximity to the A1(M)**
- **Local Occupiers: Boots, Durham Police & NHS Primary Care Trust**



01388 810535
www.lcpproperties.co.uk



ENTERPRISE POINT, ENTERPRISE CITY, SPENNYMOOR, CO. DURHAM. DL16 6JF

DESCRIPTION

Enterprise Point is located within Enterprise City which has a wide range of business accommodation available to rent. The estate benefits from 24hr CCTV estate security, free car parking and an onsite management team.

There are over 30 tenants which cover many industrial, commercial and technological activities and include Boots the Chemist, Durham Police, Just Sport (Group) Ltd and the NHS Primary Care Trust.

SPECIFICATION

- Large secure service yard
- Concrete floors in warehouse
- Roof height 25.9ft (7.9m)
- Clear internal 18.4ft (5.6m)
- Electric roller shutter doors 13.5ft (4.1m) x 19.0ft (5.8m)
- Electric, gas and water supply available
- Two storey offices with canteen and welfare facilities
- Fluorescent strip lighting and electric convector heating to the offices

AREAS (Approx Gross Internal)

TOTAL	87,506 sq.ft.	(8,130 sq.m.)
Includes:		
Ground floor offices	1,812 sq.ft.	(168 sq.m.)
First floor offices / canteen	1,812 sq.ft.	(168 sq.m.)



Warehouse/Industrial Unit with Secure Yard

87,506 sq.ft.

(8,130 sq.m.)

TERMS

New full repairing and insuring lease for a term of years to be agreed.

RENTAL/RATES/VAT

Prices available upon application. All figures quoted are exclusive of but may be liable to VAT.

INSURANCE

The Landlord will insure the premises the premiums to be recovered from the tenant.

SERVICE CHARGE

A service charge will be levied for the maintenance of common areas and estate security system.

PLANNING

The property is considered suitable for B1 (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use. All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

REFERENCES

The granting of a lease will be subject to satisfactory references and accounts.

ENERGY PERFORMANCE

PART B 79 BAND D

PART C 81 BAND D

Further energy performance information is available upon request.

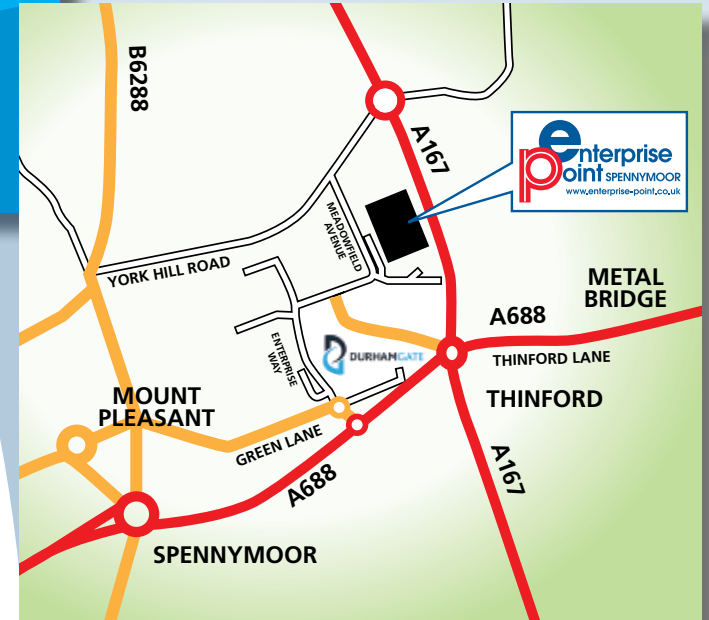
LEGAL COSTS

Each party to be responsible for the payment of their own legal costs incurred in connection with the granting of a lease.



Enterprise Point SPENNYMOOR

www.enterprise-point.co.uk



LOCATION - DL16 6JF

Enterprise Point is located on Enterprise City, part of the Green Lane Industrial Estate a 300,000 sq.ft. (27,871 sq.m.) secure and popular business location located near Spennymoor, County Durham. The estate is accessed via the A688 from Junction 61 of the A1(M) 3.5 miles to the east.

Enterprise Point is located 6 miles south of Durham City, Newcastle is 24 miles north and Middlesbrough is 22 miles south east. The area benefits from the East Coast Main Line Rail Station at Durham City and the International Airports at both Durham Tees Valley and Newcastle.



DURHAMGATE is the largest mixed-use regeneration scheme in the North East of England with commercial, living and leisure opportunities. With almost 400 new homes facilities will include a convenience food store, cafés, restaurants, public house, hotel and a variety of other outlets. The national retailer Marston Inns have opened The Fox Cub, a family friendly public house.

VIEWING

For viewing arrangements please contact:



Keith Stewart
keithstewart@naylors.co.uk



Mark Proudlock
Mark.Proudlock@knightfrank.com

APPROXIMATE TRAVEL TIMES

A1 (M)	Less than 10 minutes
Spennymoor Town Centre	Less than 5 minutes
Durham City	10 minutes
Newcastle upon Tyne	30 minutes
Darlington	30 minutes

MISREPRESENTATION ACT 1967

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SUBJECT TO CONTRACT

We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecodeew.co.uk

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