

INDUSTRIAL UNIT TO LET

# UNIT 5F BOWBURN SOUTH

Bowburn South Industrial Estate, Durham DH6 5AD



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## LOCATION

The property is located in Bowburn South Industrial Estate, occupying an excellent position in immediate proximity to the A1(M) just south of Durham. The estate is accessed via Durham Road through the village of Bowburn, with the A1(M) providing vehicular access north to Edinburgh and south to Leeds.

The estate lies immediately north of the new Integra 61 development with further residential land to be brought forward, increasing the population and footfall through Bowburn village.

## DESCRIPTION

The estate comprises terraced industrial units of steel portal frame construction.

Unit 5F comprises a single story end terraced unit of brick and blockwork construction with profile metal cladding. The accommodation comprises a main warehouse area with reception/offices to the front entrance adjoining 2 x W/Cs.

The unit benefits from clear internal height of 4.7m, with the roller shutter door extending to the same height. The unit is due to be refurbished throughout, with a schedule of works available on request.

Externally, the unit benefits from assigned car parking spaces

## ACCOMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice 2018 to provide the below Gross Internal Area:

AVAILABLE UNIT	SQ FT	SQ M	RENT (P.A.)
Unit 5F	2,996	278.3	£17,000

## TERMS

The properties are available by way of a new full repairing and insuring lease for a term of years to be agreed.

## RATEABLE VALUE

The property falls within Small Business Rates Relief exemption, however all interested parties are advised to make their own enquiries via the relevant local authority.

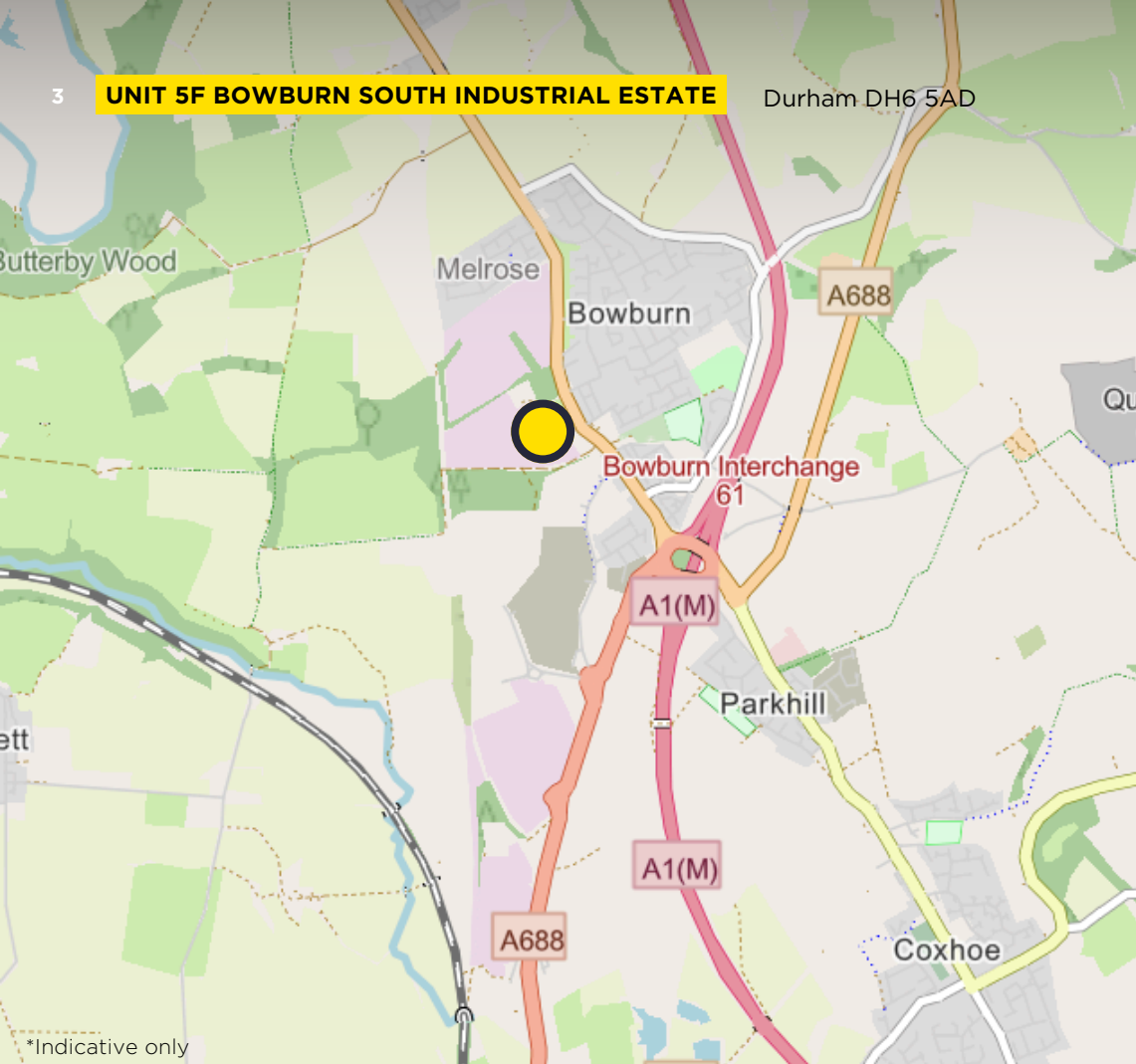
## EPC

To be reassessed.

## SERVICES

We understand the properties benefit from water and electric connection.





## RENT

£17,000 per annum exclusive of VAT, service charge and utilities.

## VAT

All rents and prices quoted are exclusive of VAT.

## LEGAL FEES

Each party is to bear their own costs incurred.

## CONTACT

For further information please contact:

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