

to let



The industrial property specialists



CHERRY WAY, DUBMIRE INDUSTRIAL ESTATE, HOUGHTON LE SPRING, DH4 5RJ

- DEVELOPMENT SITE
- AVAILABLE IN PART OR WHOLE
- TOTAL SITE AREA UP TO 1.94 ACRES OR THEREABOUTS
- SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING PERMISSION
- DESIGN AND BUILD OPPORTUNITIES CONSIDERED

LOCATION

The site is located on Cherry Way, Dubmire Industrial Estate, Houghton le Spring. The surrounding area is principally industrial, with residential and local amenities close by.

The exact location can be seen on the attached plan.

DESCRIPTION

The subject site is broadly rectangular and level. It is currently grassed and offers frontage on to the main road.

SITE AREA

From our computerised mapping system the following area has been calculated:

Site **0.79 ha (1.94 acres)** or thereabouts

SERVICES

We understand that all mains services are connected to the site, with the exclusion of gas.

(All parties should satisfy themselves as to the extent of these services).

GROUND CONDITIONS

All interested parties should satisfy themselves in respect to ground conditions and environmental issues.

TERMS

Our client is seeking a new Full Repairing and Insuring lease for a period of years to be negotiated (excluded from the Landlord & Tenant Act 1954).

RENT

Rental offers are sought.

Subject to lease term and financial status incentives may be offered.

Alternatively, freehold offers for the land maybe considered, details upon request.

VAT

All prices quoted are exclusive of VAT at the prevailing rate.

VIEWING

By prior appointment with Frew Pain and & Partners, contact:

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