



## To Let

### Industrial Premises

Lambs Cottage Unit  
Rennys Lane  
Dragonville Industrial Estate  
Durham  
DH1 2RE

- Warehouse Premises with yard **close to A1M & Durham city**
- GF Warehouse and offices **GIA 6183 ft<sup>2</sup> (574 m<sup>2</sup>)**
- First floor offices **2015 ft<sup>2</sup> (187 m<sup>2</sup>)**
- Total site area approximately **0.48 acres**
- Parking compound approx. **0.18 acres**
- Main trade counter operators nearby
- Central Durham location/close to A1

### Location

The property is located on Dragonville Industrial Estate having prominent frontage to the new Rennys Lane to Damson Way link road within an established industrial/trade counter and retail park approximately 3 miles to the west of Durham city. Nearby occupiers include Toolstation, Magnet and MKM together with the main car retailers.

### Description

Comprising detached industrial warehouse unit with 2 loading doors to the front elevation on a secure fenced site with partial offices on ground and first floors. To the front of the unit is a surfaced parking/loading area and to the side is a roughly made car parking area. The warehouse benefits from the following

- 2 loading doors 3.66m width x 3m height
- Minimum eaves height 5.41 m
- Maximum eaves height 7.49 m

### Accommodation

The property briefly comprises as follows:-

	ft2	m2
<b>Ground Floor</b>		
Factory/Offices GIA	6183	574.40
<b>First Floor</b>		
Offices	2015	187.19
<b>Externally</b>		
Total Site Area (excl. phone mast) approx. <b>0.48 acres.</b>		
Loading/parking to front. Secure parking to side approx. <b>0.18 acres.</b>		

### Tenure

A new Lease is available at a commencing annual rental of **£37,500** for a term of years to be agreed (maximum 3 years) on an effective FRI basis. **The lease will exclude the provisions of the Landlord and tenant Act 1954 (see agents note 1)**

### Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

### Viewing

Contact – **Mario Jaconelli** or **Alexa Reavley**

- mario@lofthouseandpartners.co.uk
- alexa@lofthouseandpartners.co.uk
- **0191 5658844**

### VAT

Figures quoted exclude VAT where chargeable.

### Rateable Value (RV)

The Valuation Office has confirmed the Rateable Value is **£21,000**. The Uniform Business Rate for the Rates Year 2023/2024 is 49.9p. If necessary, a written request should be made to the Local Authority for confirmation.

### Money Laundering Regulations

In accordance with Anti –Money Laundering Regulations, the Purchaser/Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

### Disclaimer

None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

**Ref** DC1143    **EPC** Energy Rating 88/D

### Agents Notes

1. Our client may consider a refurbishment of the unit subject to agreement of improved rental terms on a lease inside the Landlord and Tenant act for a longer term subject to covenant status. **Further details on request.**
2. The title plan shows the site boundaries edged red under title number **DU66264**. The area edged blue shows a telephone mast which is excluded from the demise and periodic access will be required across the site for maintenance purposes.



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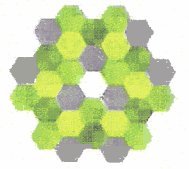


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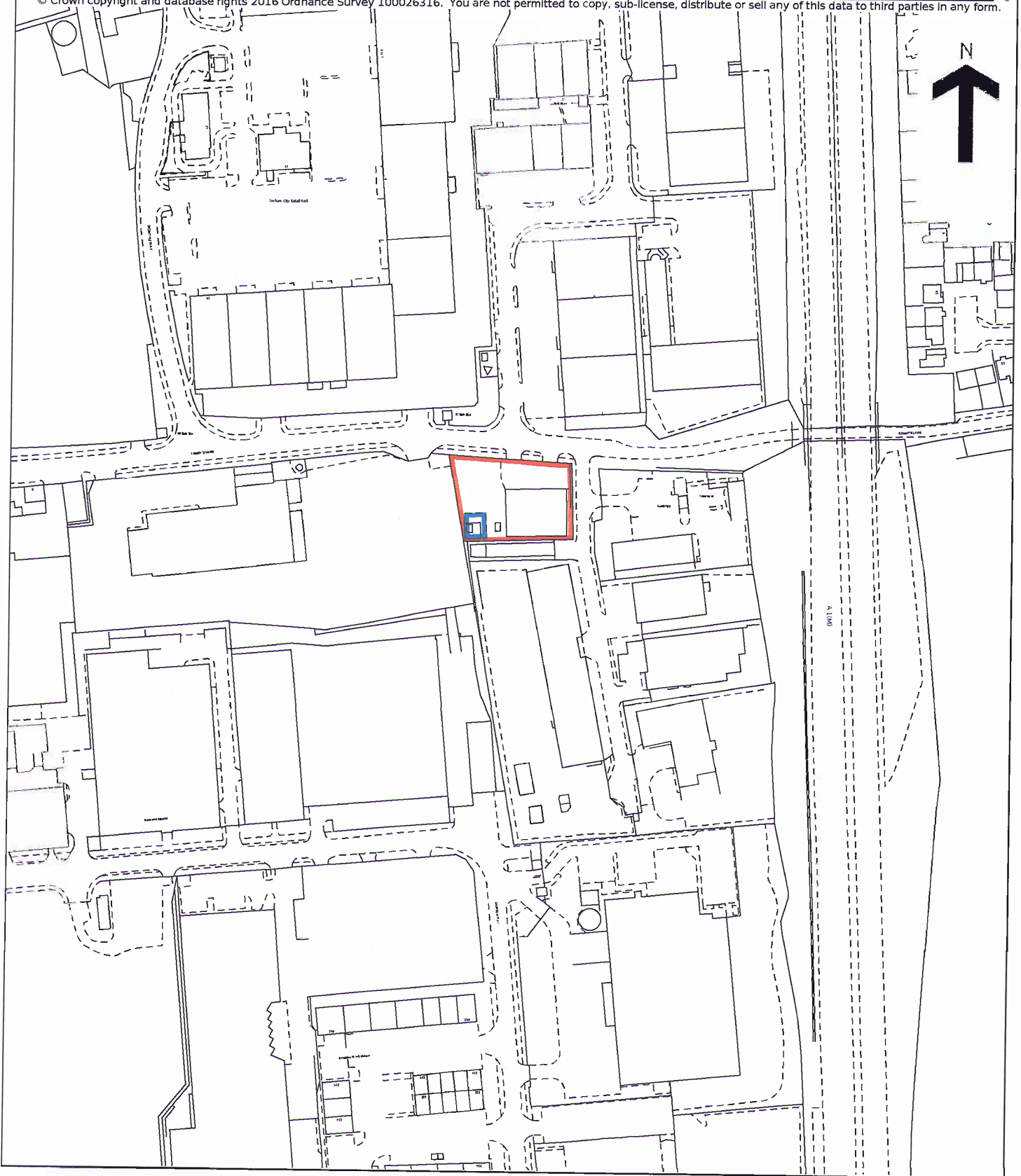
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HM Land Registry  
Official copy of  
title plan

Title number **DU66264**  
Ordnance Survey map reference **NZ2942NE**  
Scale **1:2500**  
Administrative area **County Durham**



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**These are the notes referred to on the following official copy**

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

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This official copy is issued on 29 March 2022 shows the state of this title plan on 29 March 2022 at 09:50:05. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. This title is dealt with by the HM Land Registry, Durham Office .