



For Sale (May Let)

Industrial/Warehouse Premises

Units 1A-D Trimdon Grange
Industrial Estate
Trimdon Grange
County Durham
TS29 6EW

- Factory/Warehouse premises
- Totalling **10,335 ft²** (960.12 m²) plus mezzanine
- Site area totalling approximately **0.9 acres**
- Surfaced car parking area
- Grassed area with potential for expansion
- May let in smaller units from **1511 ft² (143 m²)**

Location

Trimdon Grange is located at an equidistant point between the **A19** and the **A1M** approximately 9.5 miles southeast of Durham and 4.5 miles north of Sedgfield. The industrial estate sits on the edge of the village and nearby occupiers include Dyno Plumbing & Heating, DLI Engineering, Lawson Animal Feeds and Northern Trusts Trimdon Grange Industrial Estate (immediately adjacent).

Description

The property is located at the entrance to the estate on a site of approximately **0.9 acres** comprising an “L” shaped terrace looking onto a surfaced parking area with grassed expansion land to one side. The average headroom in the lower warehouse section is 4.25m increasing to 7.3m in the higher section. Heating is provided via an external oil-fired tank.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Workshop 1	1558	144.74
Workshop 2	1550	144.00
Workshop 3	1544	143.44
Mezzanine	(360)	33.44
Workshops 4 & 5		
(Workshop 4)	1574	146.22
Mezzanine	(373)	34.65
(Workshop 5)	4109	381.73
The measurements of Workshop 5 are based upon the full floor footprint excluding the office section.		
TOTAL FLOOR AREA	10,335	960.12

Tenure

The property is held by way of 125-year lease from Northern Trust Company Limited from 16 February 1990 (approximately 91 years unexpired) subject to a peppercorn rent.

Asking Price

Offers invited in the region of **£450,000 (four hundred and fifty thousand pounds)**. Alternatively, our client may give consideration to leasing in whole or in part. Full details on request.

VAT

We are advised the property is not subject to VAT.

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**

Rateable Value (RV)

The Valuation Office has confirmed the Rateable Value is **£41,250**. The Uniform Business Rate for the Rates Year 2024/2025 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.

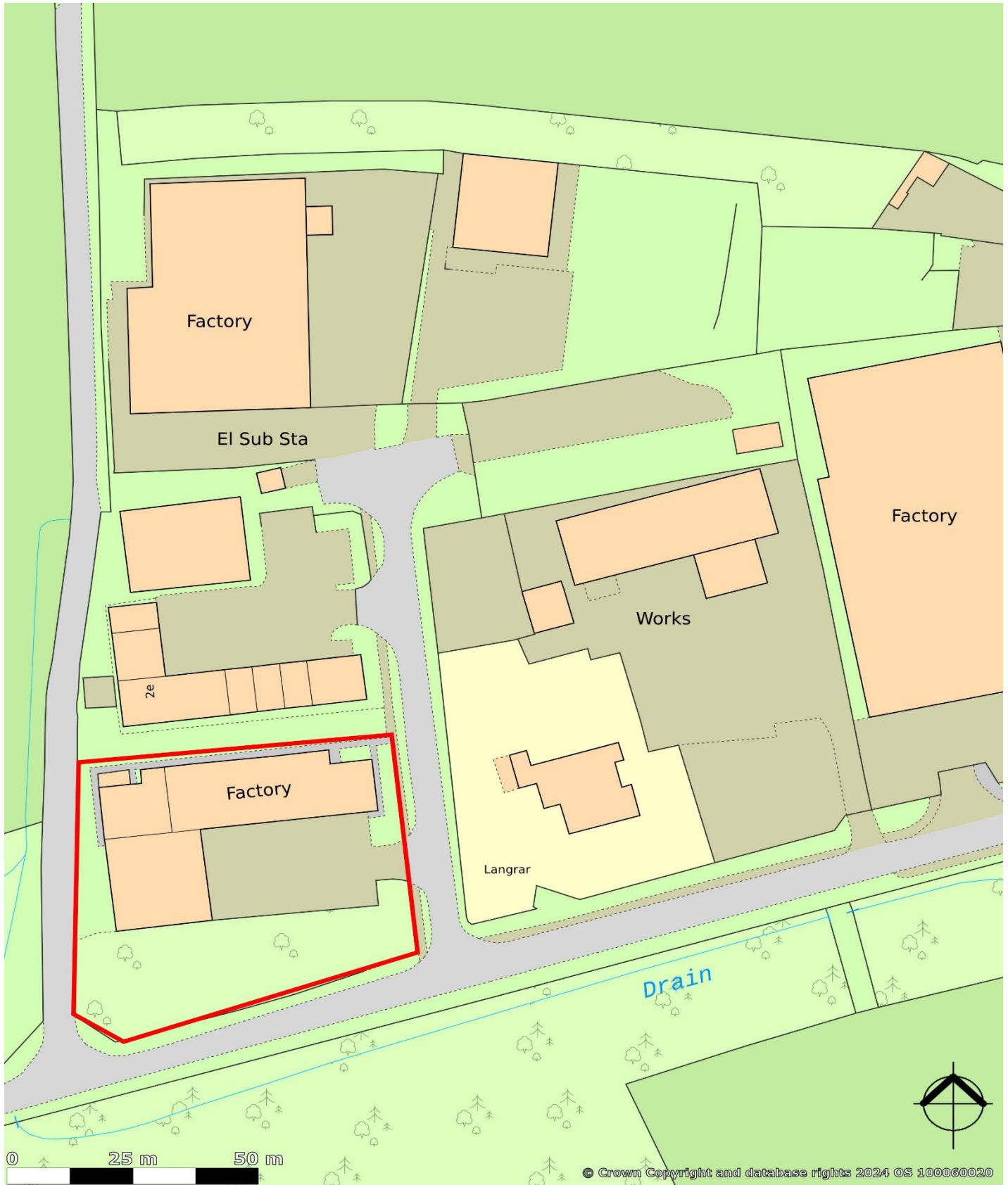
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EPC Energy Rating 91/D



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