



**TO LET – by way of assignment or sub let**

**Unit 9, Belmont Industrial Estate, Durham, DH1 1TN**

**Naylors**   
**Gavin Black**  
Commercial Property People

## INDUSTRIAL

- **Industrial unit with offices and dedicated parking**
- **Popular well-located industrial estate**
- **Easy access to Durham city**
- **Nearby A1(M) motorway**

### Location

Belmont Industrial Estate is strategically located close to Junction 62 of the A1(M) with access just off the A690, which connects Durham City approximately 2 miles to the west with Sunderland 6 miles to the east. Newcastle City Centre is approximately 14 miles to the north. The property benefits from excellent road access to the entire north east region and beyond.

### Description

The property comprises a modern detached industrial unit of steel portal frame construction with insulated metal clad walls and roof and concrete floor. There are approximately 10 car parking

spaces located within a front demised parking area. Internally the property has been extended to create additional office space and stores over ground and first floor areas. Some of the offices are partitioned, particularly at ground floor level, to create smaller meeting rooms. Whilst the offices to the first floor are open plan.

There are staff facilities including kitchen, canteen and male / female / disabled W.C's. The property is heated by gas fired central heating to the offices.

The property has a minimum eaves height of 4.73 metres to the haunch extending to 6.56 metres at the apex, there is a manual loading door measuring 4 metres wide by 4.5 metres high, opening out to a loading apron.

### Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and comprises the following areas:

	Sq Ft	Sq M
Warehouse	3,589	333.42
Ground Floor Offices & Stores	1,691	157.09
First Floor Offices	1,691	157.09
<b>Total</b>	<b>6,971</b>	<b>647.62</b>

### Terms

The unit is available by way of Assignment or Sublet at a passing rent of £35,000 per annum exclusive. The current lease expires in March 2027. Or alternatively the landlord may consider a surrender and re-let at a market rent for a longer term and strong tenant covenant strength.

### Rent

£35,000 Per Annum

### EPC

C (67)

## Rateable Value

£32,000 (April 2023)

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

## Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

## For further information please contact:

Duncan Christie

Tel: 07841764765

Email: [duncan@naylorsgavinblack.co.uk](mailto:duncan@naylorsgavinblack.co.uk)

Jake Smith

Tel: 07734 229958

Email: [jake.smith@naylorsgavinblack.co.uk](mailto:jake.smith@naylorsgavinblack.co.uk)







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