Naylors Gavin Black
Commercial Property People

# TO LET

## Unit 3, Belmont Business Park, Belmont, Durham, DH1 1TN

## Modern Industrial / Warehouse Unit with Secure Yard

15,018 Sq Ft (1,395.17 Sq M)

- Establised estate
- Prominent industrial unit
- Office and WC facilities
- Secure loading yard and parking


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The Commercial Property Network
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RICS

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## Location

Belmont Industrial Estate is located just off Junction 62 of the A1(M) motorway, approximately 1 mile north of Durham City Centre. Newcastle upon Tyne City Centre lies approximately 15 miles north via the A1(M) and Sunderland City Centre approximately 9 miles to the north east via the A690. Belmont is a mixed use location which includes car showrooms, family pub/hotel, offices and trade counter units. Nearby occupiers include Boels Rental, Howden Joinery and DPD.

## Description

The property comprises a relatively modern detached industrial/warehouse unit of steel portal frame construction with insulated cladding to the elevations and roof. The unit contains offices, kitchenette and WC facilities together with an extensive warehouse area with concrete flooring and LED lighting. Minimum eaves height in the warehouse area is 4.87m to the cross beams, rising to a maximum of 6.89m at the apex. A loading door within the warehouse area opens onto a secure fenced yard area which extends to the side and rear of the property and is gravelled.

## Services

We understand the property is connected to all mains services however we recommend all interest parties make their own enquiries in this regard.

## Accommodation

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

| | Sq Ft | Sq M |
|---|---|---|
| Offices | 1,297 | 120.49 |
| Warehouse | 13,721 | 1,274.68 |
| **Total** | **15,018** | **1,395.17** |

## Terms

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

## Rent

£80,000 per annum exclusive.

## EPC

The current EPC is C 62.

## Rateable Value

The Rateable Value for the unit is £61,500 (October 2024 value).

## 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 Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

## Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant(s).

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