

TO LET

Industrial / Warehouse Unit

Coulson Street, Spennymoor DL16 7RS

Approximately; 2,408 sq m (25,951 sq ft)

CONNECT NORTH
PROPERTY

01642 602001

LOCATION

Coulson Street, Spennymoor, with easy access from the A177 approximately 3 miles from Junction 61 of the A1(M).

Durham is located approximately 6 miles to the North and Darlington is located approximately 15 miles to the south.

DESCRIPTION

The property comprises a detached/ self-contained industrial/ workshop facility incorporating the following:

- Offices
- Canteen/ WC's
- Workshops
- Stores
- LED Lighting
- Large Secure Gated Yard
- 15 T Travelling Crane
- Roller Shutter Loading Access

ACCOMMODATION

The unit have the following approximate gross internal floor areas:

Description	Sq M	Sq ft
FF Concrete Mezzanine	425	4,574
GF Offices	108	1,162
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Main Workshop	804	8,664
Rear Workshop/ Storage	720	7,753
Pump House	59	636
Despatch/ Maintenance	185	2,000
Total	2,409	25,951
Pump House (x2)	20	215
Mezz Stores	46	497

TERMS

The property is available To Let by way of a new full repairing and insuring lease at a rent of £65,000 per annum exclusive.

SERVICE CHARGE

N/A

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of E(119)

Further information is available upon application.

RATING ASSESSMENT

We understand through verbal enquiries with the Local Rating Authority that the building has a rateable value of £46,500.

Interested parties are advised to contact the Local Rating Authority to obtain the precise rates payable.

BUILDINGS INSURANCE

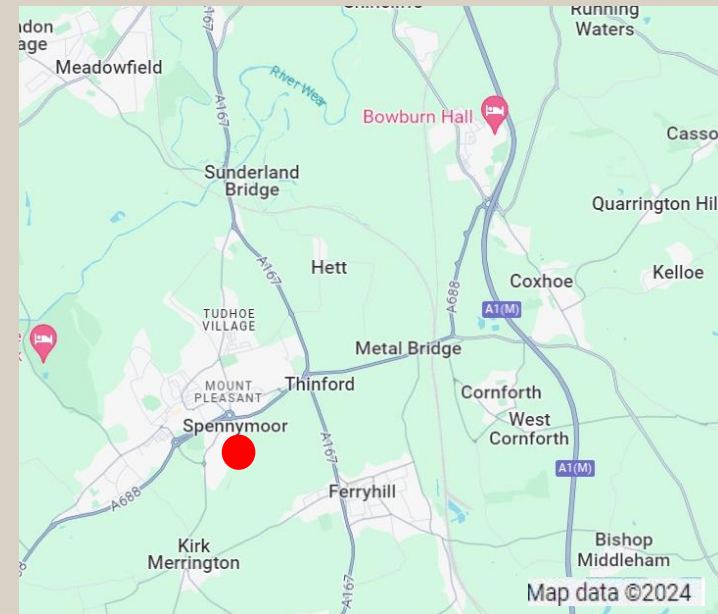
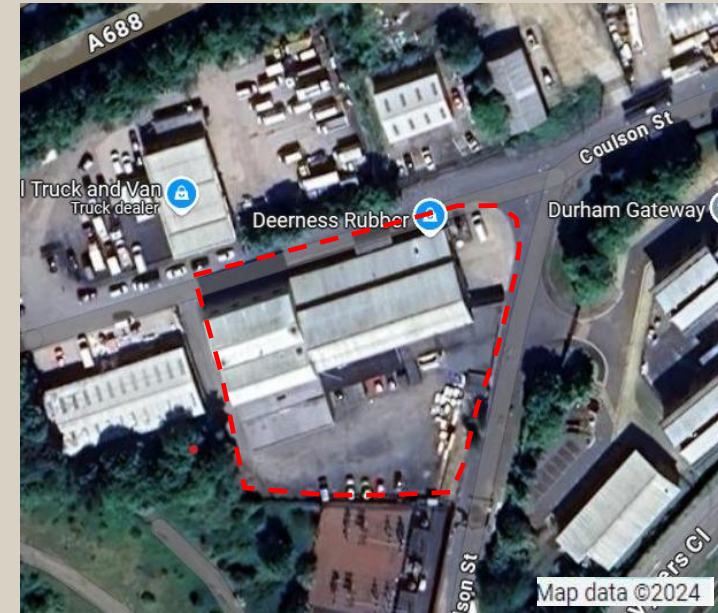
TBC

VIEWING

Strictly through the joint agents Connect Property North East:

Jonathan Simpson ddl: 01642 602001

Email: jonathan@cpne.co.uk



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