

to let

**UNIT A & B
MAINSFORTH INDUSTRIAL ESTATE
MAINSFORTH ROAD
FERRYHILL
DL17 9DE**



- TWO SELF CONTAINED DETACHED WORKSHOPS, SET WITHIN A SECURE FENCE AND GATED YARD
- UNIT A: 306.39M² (3,298 SQ FT) & UNIT B: 181.32 M² (1,952 SQ FT)
- TOTAL GIA: 487.71 M² (5,250 SQ FT)
- SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING PERMISSION
- RENT: £26,000 PA EXC

LOCATION

The subject property is located on Mainsforth Industrial Estate, Mainsforth Road, Ferryhill.

The location benefits from access to the A1(M) which lies circa 4 miles away.

The surrounding area is mainly residential with commercial and leisure activity.

Access to the Estate is via a private road off Mainsforth Road which is the main thoroughfare leading to Ferryhill, which is circa 1 mile away, where local facilities and amenities are located.

The exact location is shown on the attached location plan.

DESCRIPTION

The site offers two detached modern workshops set within a secure fenced compound with double gates onto Estate road.

The modern workshops are of a profile steel Nissen design, providing concrete floors, LED lighting, large double sliding doors (5.98m*4.6m) with an internal Apex of 5.4m.

Unit A, benefits from a single WC facility and separate double office with mezzanine storage floor above.

Unit B is an open plan workshop with no office or WC.

Externally there is concrete yard area with circulation around Units A & B.

ACCOMMODATION

From onsite measurements we understand the property has the following GIA:

Unit A

Workshop inc offices / WC	278.49 m ²
Mezzanine floor	27.9m ²

Unit B

Workshop	181.32 m ²
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TOTAL GIA	487.71 M² (5,250 SQ FT)
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SERVICES

All main services are connected to the site including electric, water and drainage.

BUSINESS RATES

Following an enquiry on the Valuation Office website we have ascertained that the property has the following Rateable Value:

RV £9,100

TENURE

Leasehold.

A new FRI lease for a term of years to be negotiated.

The landlord will require 3 months rent deposit to held for the duration of the lease.

RENT

Our client is looking for rental offers in the region of £26,000 pa.

Incentives may be offered, subject to covenant and term.

(Subdivision of units may be considered).

SERVICE CHARGE

A service charge is payable for the maintenance and upkeep of common areas (full details upon request).

ENERGY PERFORMANCE CERTIFICATE

Full details upon request.

LEGAL COSTS

Each party will be responsible for their own legal / professional fees.

VIEWING

Strictly by prior arrangement only – further information available from Frew Pain & Partners:

James E F Pain

Tel: 07841 871710

Email:

james.pain@frewpain.co.uk

JUNE 25

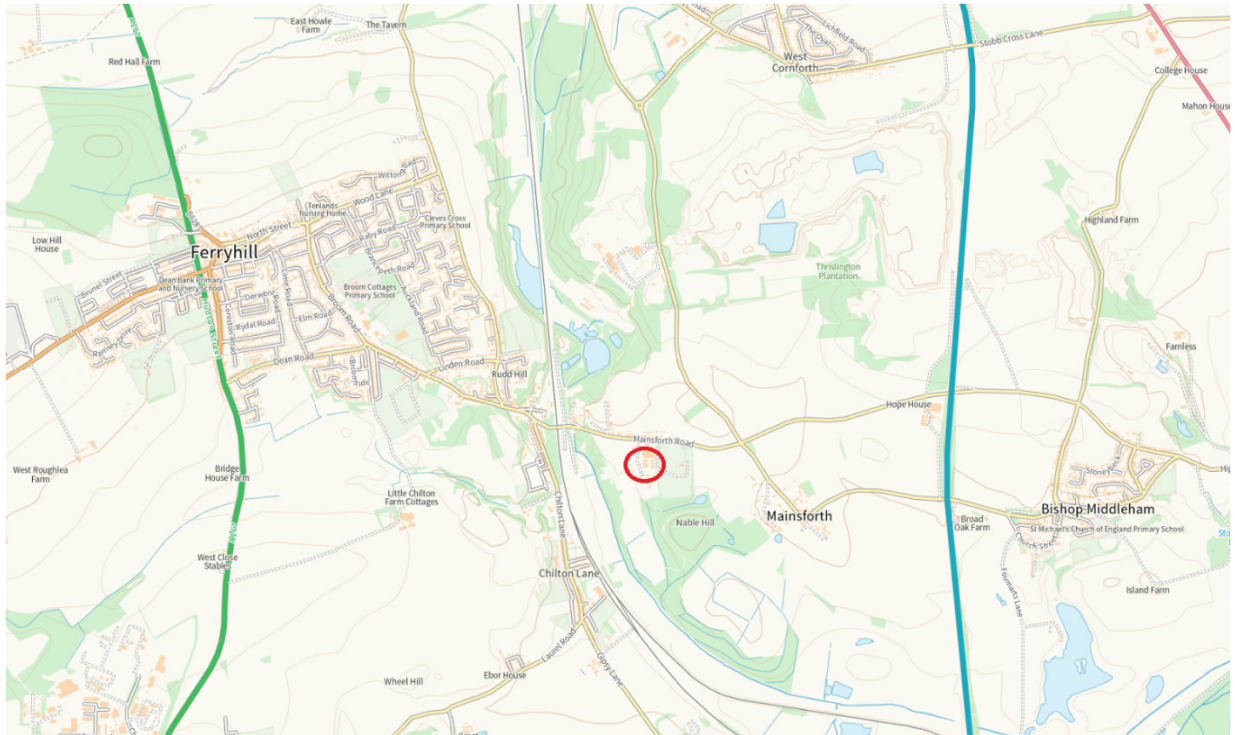




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UNIT A - EXTERNAL



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UNIT B - EXTERNAL



UNIT B - INTERNAL



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