

# to let



*The industrial property specialists*

**UNIT C  
MAINSFORTH INDUSTRIAL ESTATE  
MAINSFORTH ROAD  
FERRYHILL  
DL17 9DE**



- SELF CONTAINED DETACHED WORKSHOP WITH OFFICE, SET WITHIN A SECURE FENCE AND GATED YARD
- UNIT C – 227.31M<sup>2</sup> (2,447 SQ FT)
- SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING PERMISSION
- RENT: £16,000 PA EXC

**www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk**



Frew Pain & Partners, Collingwood Buildings,  
38 Collingwood St, Newcastle upon Tyne, NE1 1JF

## 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 a single detached modern workshop set within a secure fenced compound with double gates onto the Estate road.

The modern workshop is constructed of a profile steel Nissen design, providing concrete floors, LED lighting, large double sliding doors to the front and rear (5.98m\*4.6m) with an internal Apex of 5.4m.

In addition there is a temporary office cabin with

welfare and WC facilities linked to mains drainage.

Externally there is concrete yard area with circulation around unit with a secure gated entrance.

## ACCOMMODATION

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

### Unit C

|          |                       |
|----------|-----------------------|
| Workshop | 200.71 m <sup>2</sup> |
|----------|-----------------------|

|  |                     |
|--|---------------------|
| Portable office Cabin<br>(inc WC and welfare facilities) | 26.6 m <sup>2</sup> |
|--|---------------------|

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|                  |   |
|------------------|---|
| <b>TOTAL GIA</b> | <b>227.31 M<sup>2</sup></b><br><b>(2,447 SQ FT)</b> |
|------------------|---|

**(TOTAL SITE AREA 0.25 ACRES  
OR THEREABOUTS)**

## 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 £8,300**

## 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 £16,000 pa.

Incentives may be offered, subject to covenant and term.

## 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](mailto:james.pain@frewpain.co.uk)

Oct 25



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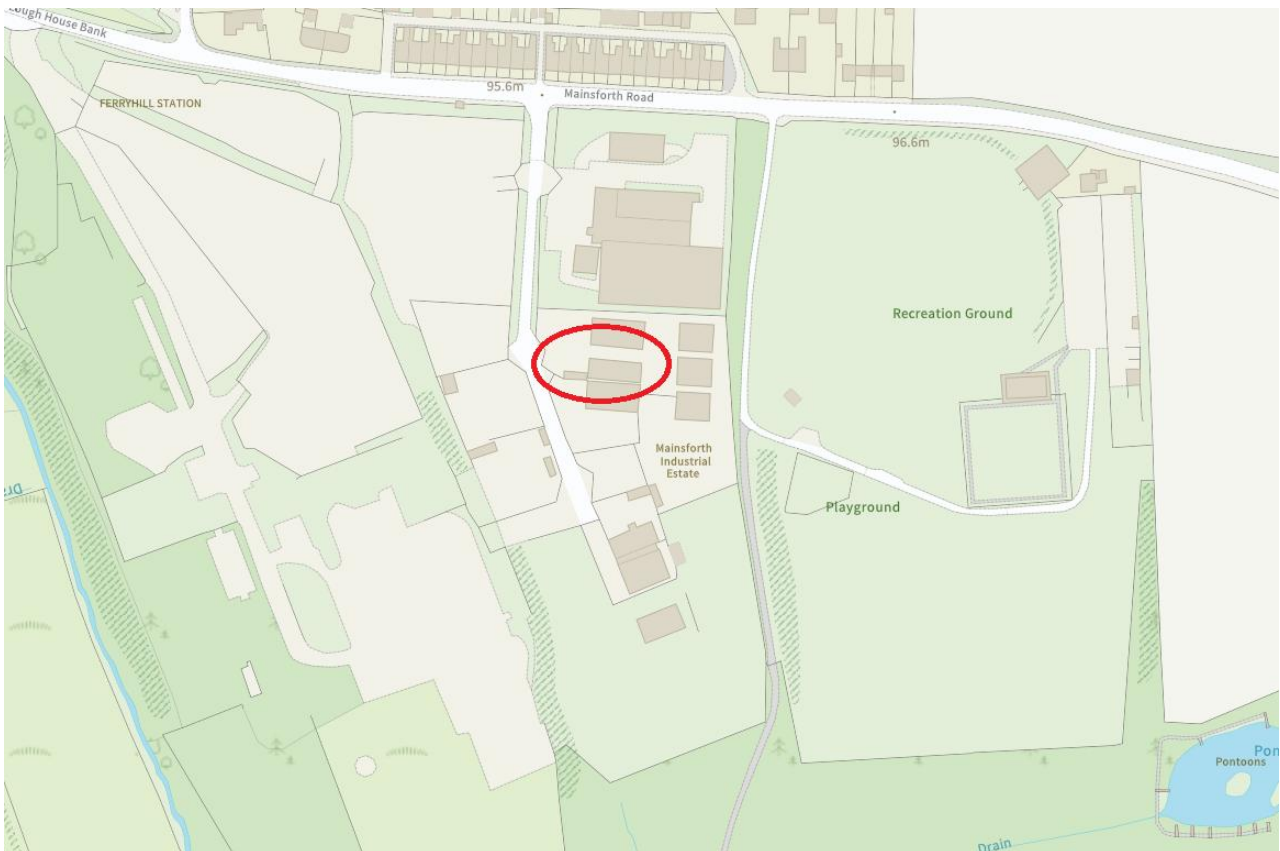
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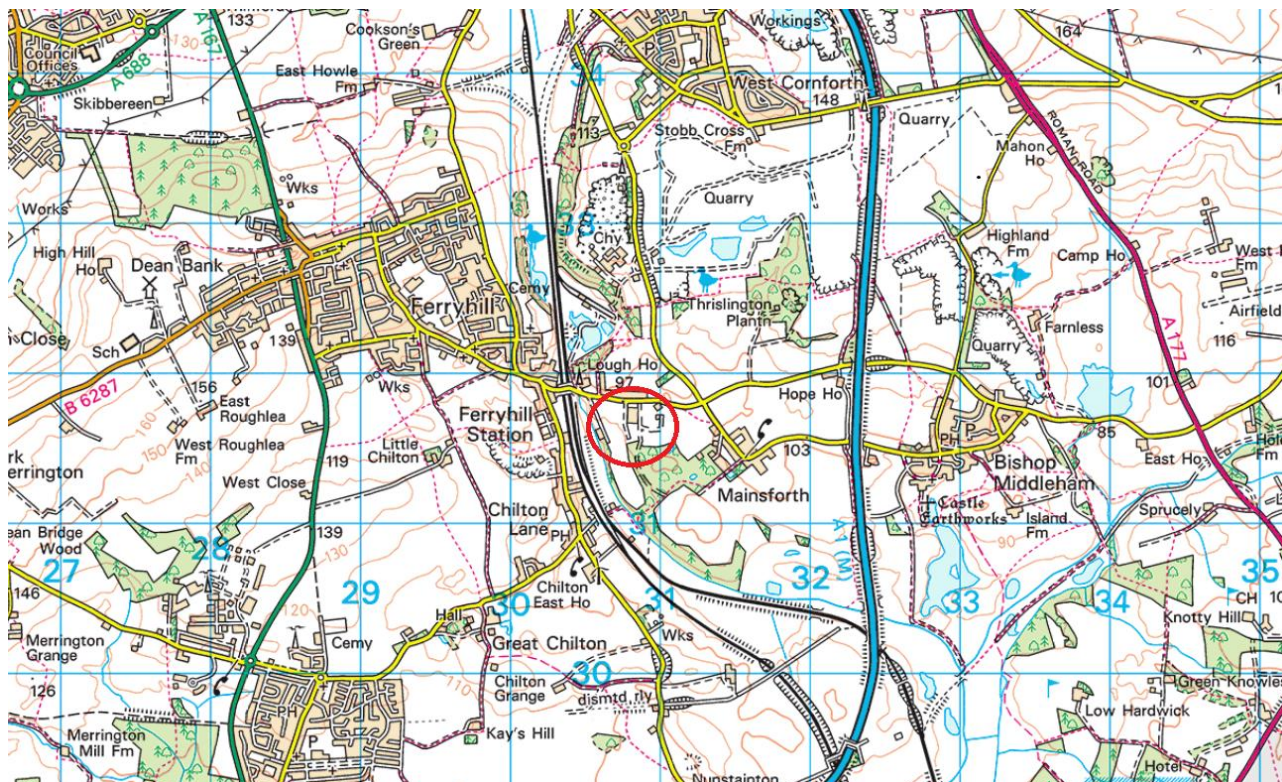
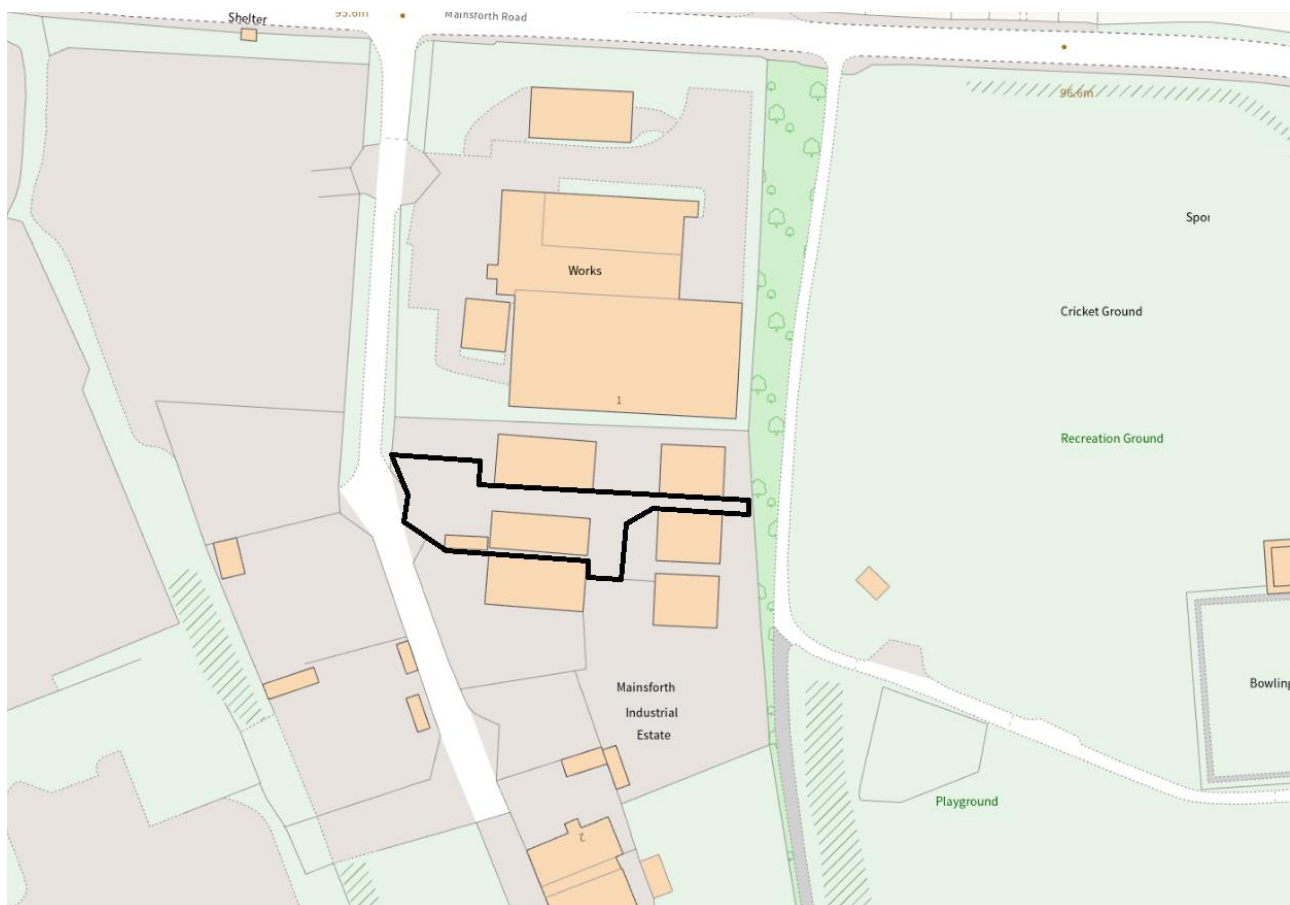
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