

**To Let**



## **Unit 1, The Henderson Building**

Bowburn North Industrial Estate, County Durham, DH6 5NG

 **naylors**

# To Let

## Industrial Unit

50,425 Sq Ft  
(4,684.48 Sq M)

- Subject to refurbishment
- New entrance to be created from estate road
- Two storey offices
- Extensive car parking



### Location

The property is located at the entrance to Bowburn North Industrial Estate. Bowburn is situated approximately 4 miles south of Durham and 17 miles north of Darlington at J61 A1(M). Access to the estate is off the A177.

Bowburn North is a well-established estate, with several manufacturing, logistics and trade counter occupiers in situ, including Electrolux, Esh Group and Brakes. The estate is located immediately north of Amazon's 2m sqft Durham fulfilment centre.

### Proposed Refurbishment

- New dedicated entrance for the unit to be created from estate road.
- New office windows and redecoration of cladding to the front elevation.
- Internal warehouse clearance and redecoration.
- Internal office refurbishment.

### Description

The estate comprises the following:

- Manufacturing accommodation with office space over ground and first floors.
- Secure yard to the front and rear.
- Dedicated car parking to the front of the property.
- Total site extends to approximately 3.91 hectares (9.65 acres).
- Available from January 2026.

### Services

We understand the property is connected to all mains services.

### Accommodation

**Unit 1:** 50,425 sq ft (4,684.48 sq m)

### Terms

Available by way of full repairing and insuring lease for a term to be agreed. Rent on application.

### Rent

On application.

### EPC

The property has an EPC rating of D. A copy of the certificate is available on request.

### Rateable Value

According to the VOA website, the property has a Rateable Value of £120,000. Interested parties should speak to the Local Rating Authority to confirm the rates payable.

### Legal Costs

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

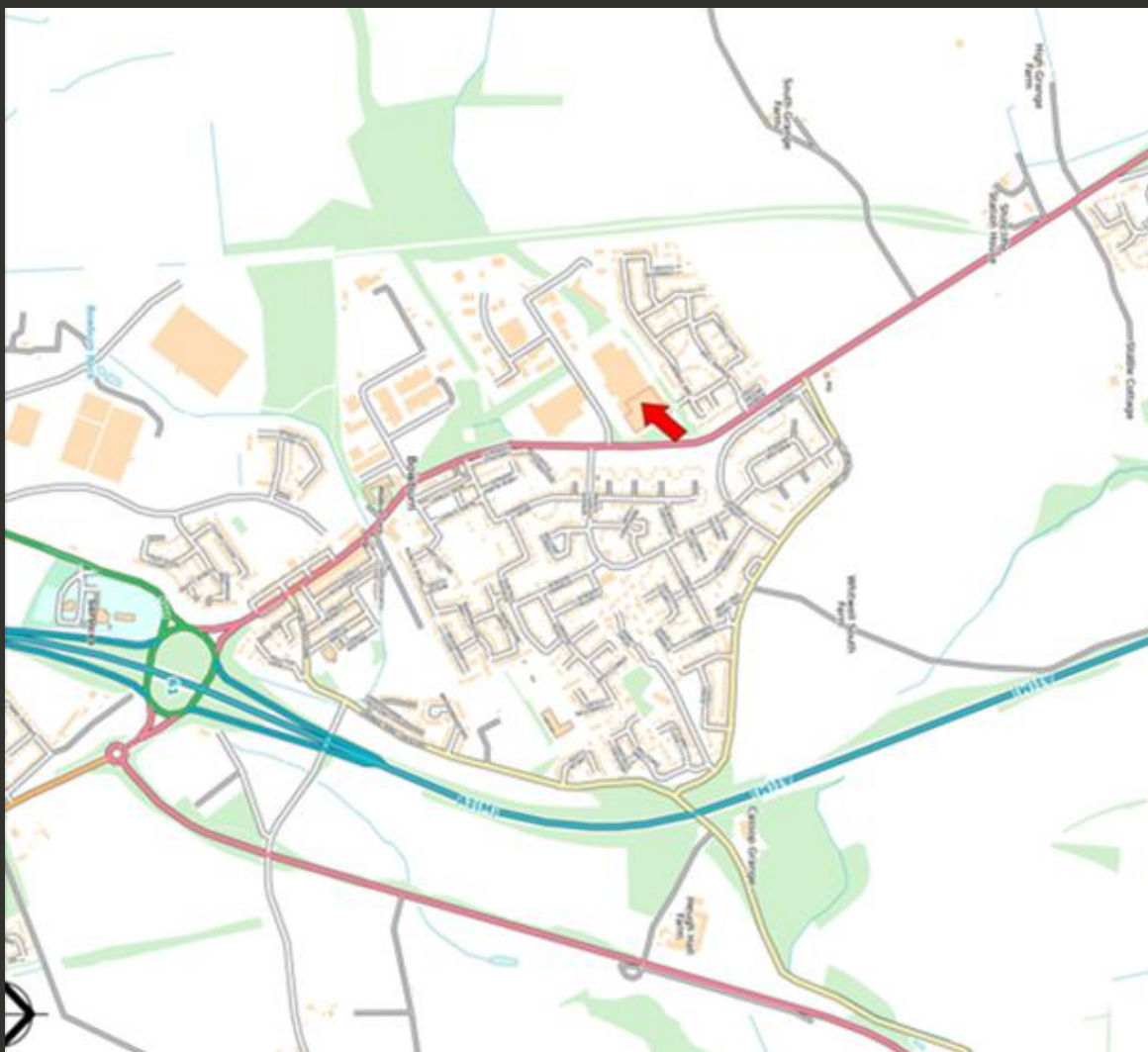
### VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors 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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