



## To Let DL16 7XL

### Merrington Lane Industrial Estate Spennymoor Co Durham

- 8000 to 286,000 sq. ft.
- Access off Junction 61 A1M via A688
- Cost effective space in good location
- Flexible lease terms
- On Site Security

SUBJECT TO CONTRACT

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## Location

The premises are located approximately 1-mile south of Spennymoor Town Centre on the established Merrington Lane Industrial Estate. Access is off the A688 which in turn provides excellent access to Junction 61 of the A1M approximately 1.3 miles to the east. Durham City is approximately 6 miles to the north.

Other businesses in this location include Thorn Lighting, DS Smith and Katem Transport.

## Description

The premises provide cost effective ex-manufacturing and warehouse facilities with external yard and circulation areas. On site security is via a manned gatehouse at the entrance to the estate.

Parts of the buildings are of varying age but the majority of the space was constructed in the 1970's. Each building is of steel frame construction with profile steel cladding and a mixture of asbestos and steel roofs incorporating roof lights.

There are concrete floors throughout and 3 phase electricity serves the whole site including all mains services.

Level access roller shutter doors allow access from extensive external circulation areas.

Internal heights vary between 6 and 8m.

Surrounding cleared land owned by Electrolux has planning permission for 365 new homes and Thorn Lighting occupy a new build modern facility on an adjoining site.

## Accommodation

	sq m	sq ft
P Shop	811	8,734
Unit 3/4	9673	104,120
Unit 5/6	6739	72,536
Unit 10	9408	101,268
Total GIA	26,631	286,658

## Terms

Available by way of a full repairing and insuring lease for a term to be agreed at rents of £1 to £2.50 per square foot per annum exclusive.

## Business Rates

Interested parties should speak to the Local Rating Authority to confirm the rates payable. Current listings are as follows:

P Shop £ 3,600  
Unit 3&4 £153,000  
Unit 5&6 £109,000  
Unit 10 £100,000

## Services

We understand that the property is connected to all mains services.

## VAT

All figures quoted are exclusive of VAT which may apply.

## Energy Performance Certificate (EPC)

P Shop - E104  
3&4 - D80  
5&6 - D79-84  
10 - C63

## Viewing

Via Agents HTA Real Estate

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