



TO LET

MODERN LIGHT INDUSTRIAL/OFFICE UNITS

BROCKWELL COURT, LOW WILLINGTON INDUSTRIAL ESTATE, CROOK, CO DURHAM DL15 0UT



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Summary

- Modern light industrial/office premises to let
- Units available from 684 sq ft (63.55 sq m)
- Available to rent from £6,800 per annum exclusive
- Suitable for a variety of uses
- Immediate occupancy available
- Excellent location adjacent to the A690

Description

The properties comprise a single storey modern industrial/office workshops with pitched slate roofs and brick/blockwork walls. The workshops also benefit from new electric roller shutter doors, own toilets and kitchen facilities, gas central heating and strip lighting. The estate is set within its own landscaped setting and benefits from ample car parking.

Accommodation/Rent & Rates

We understand that the accommodation provides the following net internal floor areas:

Description	sq m	sq ft	Rent (pa)	Rateable Value
Unit 5/6	91.97	990	£8,500	TBA
Unit 7	102.94	1,108	£9,418	£6,700
Unit 10	63.55	684	£6,800	£4,500

***All rents quoted are exclusive of VAT**

As the rateable value is below the £12,000 threshold, qualifying businesses will benefit from 100% rates relief. Interested parties are advised to make their own enquiries to clarify the rates payable with Durham County Council.



Location

The properties are located within Low Willington Industrial Estate on the outskirts of Willington which is a former mining village within County Durham. Willington benefits from excellent road connections being immediately adjacent to the A690 which connects Durham and Crook. The estate is situated approximately 6 miles South West of Durham.

The properties are situated within the Brockwell Court which is a popular location within Low Willington Industrial Estate. Other occupiers in the immediate vicinity include Core Installation Ltd, Wear Valley Groundworks & Civils Ltd, The Knitting Gift Shop and Short Bark & Sides Dog Grooming Ltd.

Energy Performance Certificate

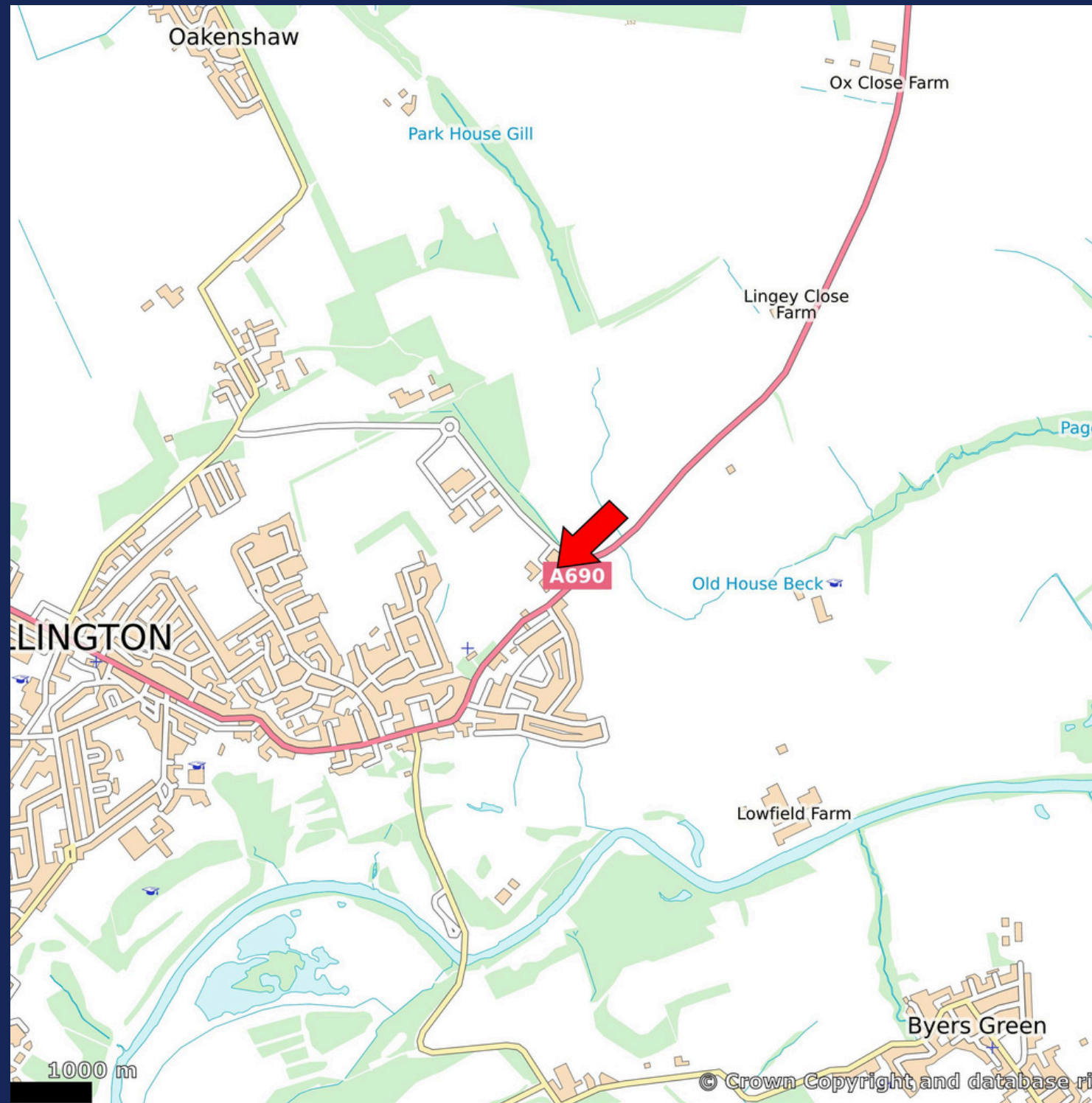
Units 5/6 an Energy Performance Certificate (EPC) has been commissioned and will be available upon request in due course.

Unit 7 has an Energy Asset Rating of Band D (77). A full copy of the EPC can be obtained by following the link provided below:

[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#)

Unit 10 has an Energy Asset Rating of Band C (69). A full copy of the EPC can be obtained by following the link provided below:

[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#)



Lease Terms

The properties are available to rent on an effective Full Repairing and Insuring Leases for a term of years to be agreed. Immediate occupancy and flexible terms are available, subject to negotiation.

Service Charge

A service charge is currently levied for the general management, external fabric (excluding windows and doors) and upkeep of the estate. Further details are available upon request.

Services

We understand that all mains services are connected to the properties, however, would recommend that any interested party carry out their own investigations regarding this matter.

Anti Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source and funding will be required from the successful tenant.

VAT

All rents quoted are deemed exclusive of VAT where chargeable.

Legal Costs

The tenant will be responsible for a fair proportion of the landlords legal fees in preparing lease documentation.

Further information is available upon request.





Contact

For further information or to arrange a viewing please contact the sole agents:

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