

Industrial units to let

Units 12A & 12B,
Bowburn Industrial Estate,
County Durham,
DH6 5AD



Units 12A & 12B, Bowburn Industrial Estate, County Durham, DH6 5AD

- Available immediately
- Fully rebuilt Q3 2025
- Adjoining units that can be combined into a single unit to provide 16,197 sq. ft.

Get more information

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Avison Young

Fourth Floor
Central Square
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Description

The premises comprise two industrial units which have been fully rebuilt to provide high quality accommodation. The units have been stripped back to steel frame and re-clad with insulated steel profile sheeting including translucent panels to the roof area.

Externally to the front of the properties there is a secure yard and car parking area accessed via a steel palisade gate. Goods access to the units is via 3 up and over ground level roller shutters.

Specification



LED Lighting to the warehouse



Minimum eaves of 4.86m (rising to 5.68m)



Painted concrete floors



Refurbished office & welfare facilities



Fully redecorated throughout



3 Roller shutter doors across both units

Accommodation

The premises comprise the following approximate gross internal areas:

Unit 12A

Area (NIA)	Sq ft	Sq m
Warehouse	4,937	458
Office/Welfare	556	52
Total	5,493	511

Unit 12B

Area (NIA)	Sq ft	Sq m
Warehouse	9,845	915
Office/Welfare	913	85
Total	10,758	1,000

Combined Total	16,251	1,511
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EPC

Unit 12A – B 49
Unit 12B – B 43

Rent

Unit 12A - £42,570 per annum exclusive
Unit 12B - £80,685 per annum exclusive

Rates

The premises is currently being re-assessed

Tenure

The units is available by way of a new FRI lease.

VAT

VAT if applicable will be charged at the standard rate.

Legal Costs

Each party is to be responsible for their own legal costs.

Location

The subject premises are located on Bowburn South Industrial Estate. Bowburn industrial estate is a well-established industrial area with junction 61 of the A1(M) just a few minutes drive away giving the units excellent connectivity. Durham city centre is situated approximately 4 miles to the north with Darlington approximately 17 miles south. Access from the estate to the A1(M) is via the A177.

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Unit 12A



Unit 12B

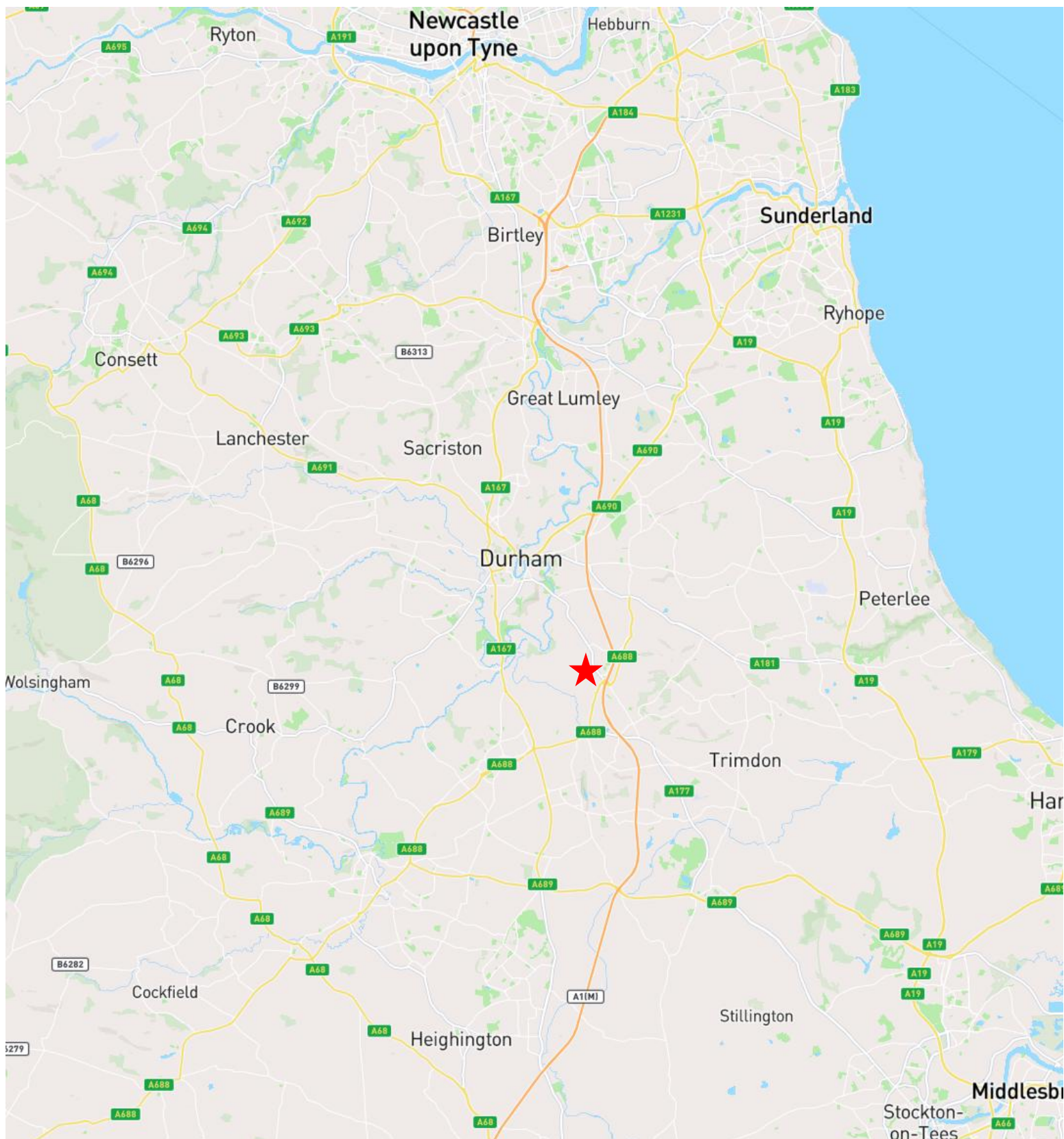


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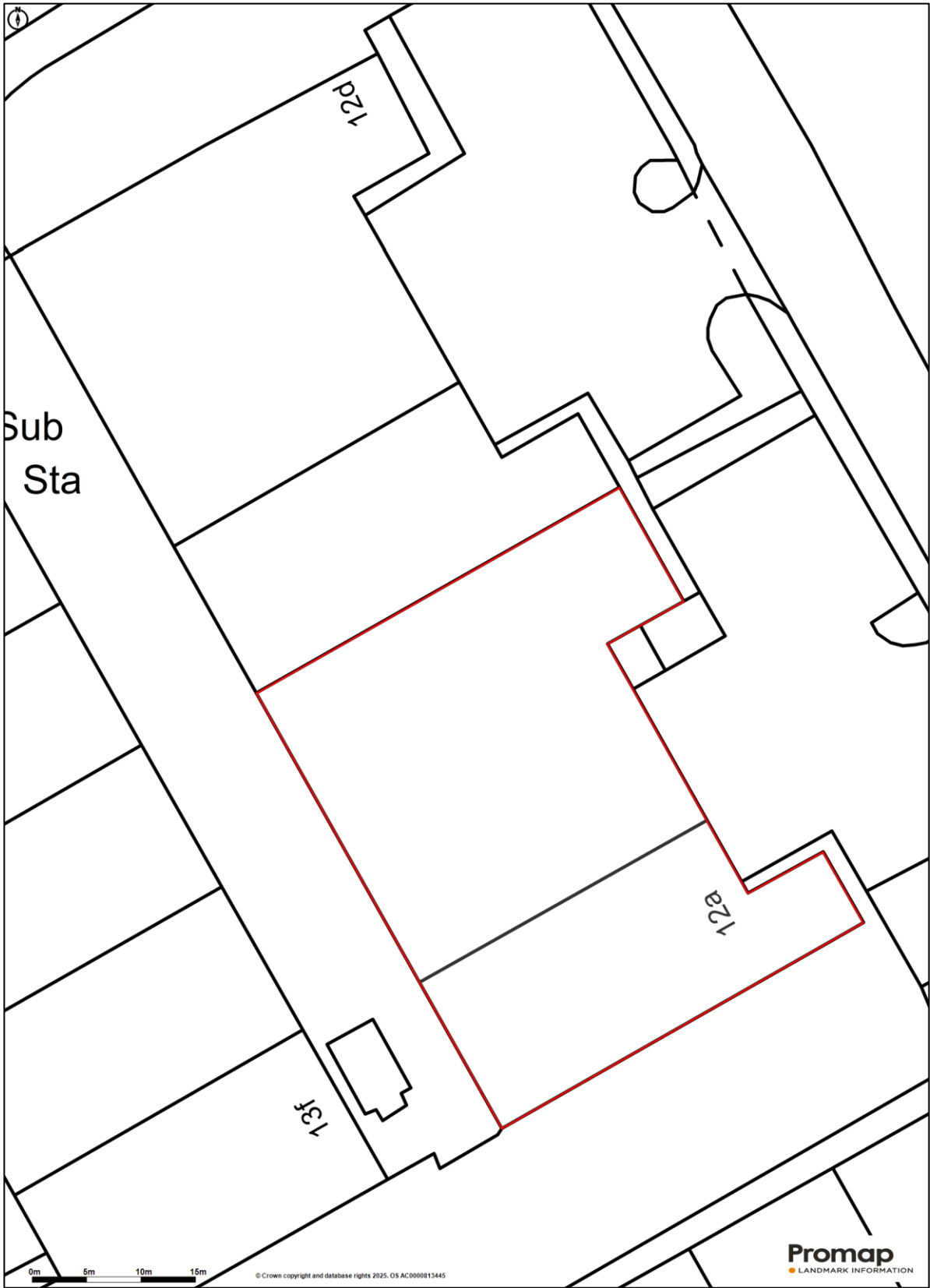


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