



Unit 1, Rhodes Court, Rennys Lane, Durham, DH1 2RS

Modern Trade Counter / Warehouse Unit

SUMMARY

Tenure	To Let
Size	13,333 sq ft / 1,238.68 sq m
Rent	Rent on application
Service Charge	Upon Enquiry
Rates Payable	£38,880 per annum
Rateable Value	£81,000
EPC Rating	B (37)
VAT	Applicable
Legal fees	Each party to bear their own costs

KEY POINTS

- Established trade counter location alongside Euro Car Parts and Toolstation
- Excellent access to the A690 and A1(M)
- 10,144 sq ft warehouse with 3,189 sq ft trade counter / showroom / welfare accommodation
- Generous yard and dedicated parking
- Ground level loading access and approximately 5.4m eaves height
- To be comprehensively refurbished

LOCATION

Rhodes Court occupies a prominent position on Rennys Lane Industrial Estate, an established commercial location approximately 1.5 miles north-east of Durham City Centre.

The property forms part of a small three-unit trade counter scheme, with the adjoining units occupied by Toolstation and Euro Car Parts. Rennys Lane Industrial Estate and the surrounding area accommodate a range of national, regional and local trade, industrial and warehouse occupiers, together with a large out-of-town retail park nearby.

The property benefits from convenient access to the regional road network, with the A690 providing direct connections to Junction 62 of the A1(M), approximately 2 miles to the east.

WHAT3WORDS

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DESCRIPTION

The accommodation provides approximately 13,333 sq ft (1,238.7 sq m) of modern trade counter / warehouse space within an end-terrace industrial unit.

The property is of steel portal frame construction beneath a pitched profile metal clad roof and provides predominantly open-plan warehouse accommodation together with an integral showroom/trade counter, offices and welfare facilities.

The warehouse benefits from an eaves height of approximately 5.4m, ground level loading access, warehouse lighting and translucent roof panels providing natural light.

Externally, the property benefits from a generous yard together with dedicated parking to the front. The property is to undergo a comprehensive programme of refurbishment prior to occupation, with further details available upon request.

ACCOMMODATION

Description	sq ft	sq m
Warehouse	10,144	942.41
Trade Counter / Showroom	3,189	296.27
Total	13,333	1,238.68

TERMS

The property is available by way of a new lease for a term to be agreed.

RENT

On application.

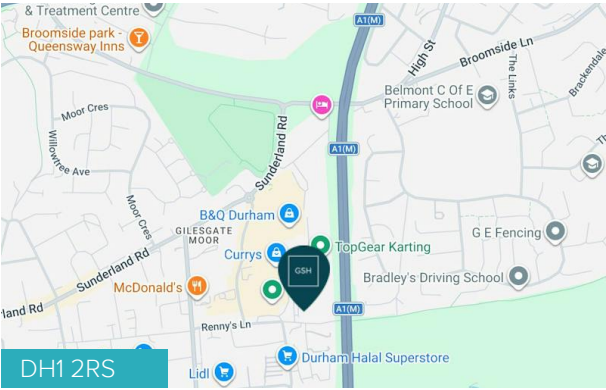
BUSINESS RATES

We understand that the property has a Rateable Value of £81,000 (effective 1st April 2026), making the current rates payable approximately £38,880. Interested parties should however, make their own enquiries with the local authority to confirm the rates payable.

SERVICES

We understand that mains services are connected to the property, with the exception of gas.

Interested parties should make their own enquiries regarding the capacity and suitability of services for their intended use.



VIEWING & FURTHER INFORMATION

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