

To Let

Modern Light Industrial/ Office Units

Brockwell Court
Low Willington Industrial Estate
Crook
Co Durham
DL15 0UT

Certified B Corporation

Sanderson Weatherall

Key points

- Modern light industrial/office premises to let
- Units available from 495 sq ft (45.99 sq m)
- Available to rent from £4,950 per annum exclusive
- Suitable for a variety of uses
- Immediate occupancy available
- Excellent location adjacent to the A690

Description

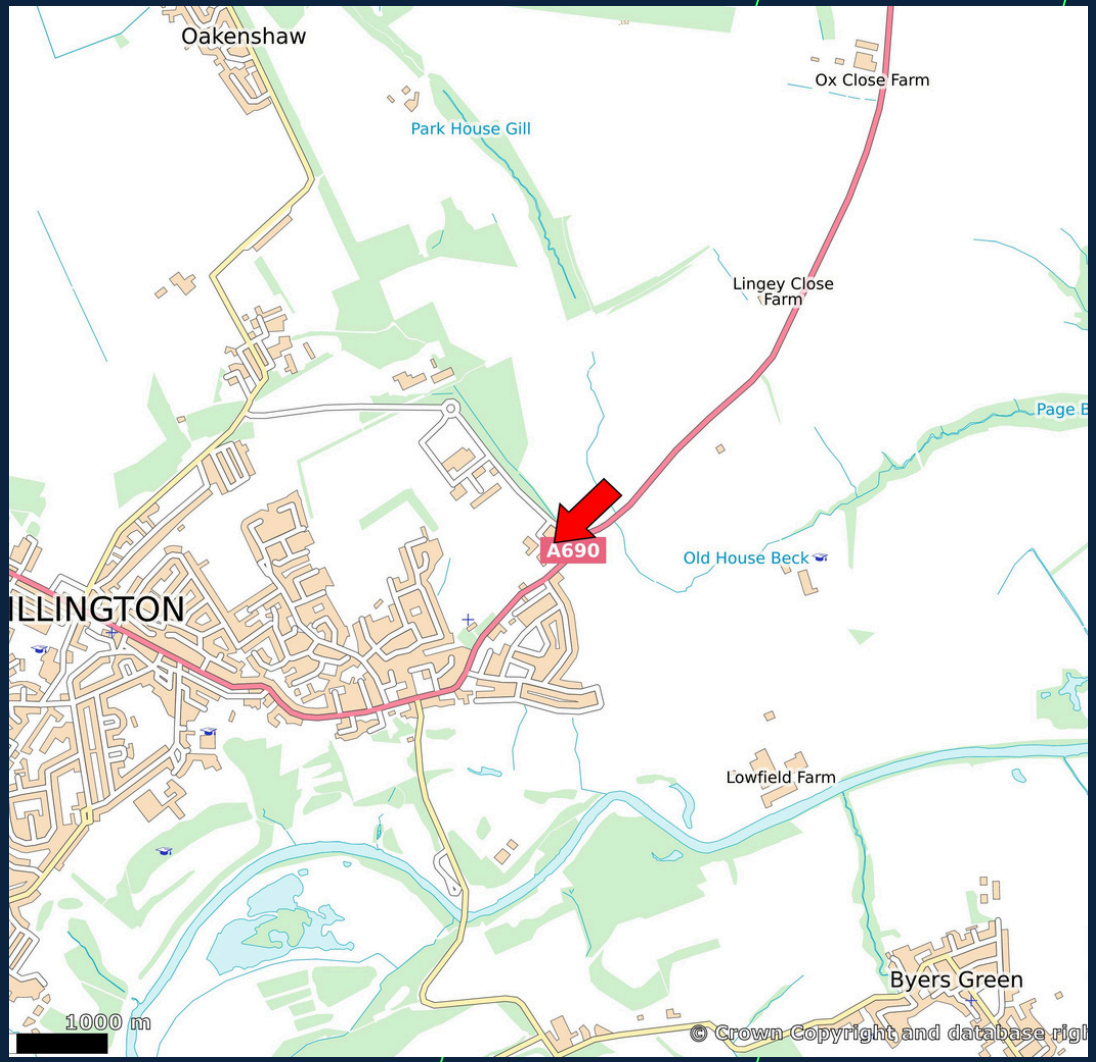
The properties comprise a single storey modern industrial/office workshops with pitched slate roofs and brick/blockwork walls. The workshops also benefit from new electric roller shutter doors, own toilets and kitchen facilities, gas central heating and strip lighting. The estate is set within its own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



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.



Accommodation

We understand that the accommodation provides the following Net Internal Floor areas:

Description	sq m	sq ft	Rent (pa)	RV
Unit 3	62.99	678	£5,500	£4,800
Unit 5	45.99	495	£4,950	£3,950
Unit 6	45.99	495	£4,950	£3,950
Unit 7	102.94	1,108	£8,310	£7,200
Unit 10	63.55	684	£5,500	£4,800

*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.

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.

EPC

Each unit has a separate Energy Performance Certificate (EPC) which can be obtained via the links below:

Unit 3: Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Unit 5: Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Unit 6: Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Unit 7: Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Unit 10: Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

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 & Legal costs

All rents quoted are deemed exclusive of VAT where chargeable.

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

Further information is available upon request.



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Viewings

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

James Fletcher
07894 411 871
james.fletcher@sw.co.uk

Amy Lamming
07561 710 960
amy.lamming@sw.co.uk



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