CARTER TOWLER
Chartered Surveyors

To Let



Unit B1

Abbey Road Industrial Estate, Durham, DH1 5HB

Prominent Trade Counter Unit

3,924 sq ft
(364.55 sq m)

- Established Trade Park
- Accessible Location
- Well Maintained and Managed Estate

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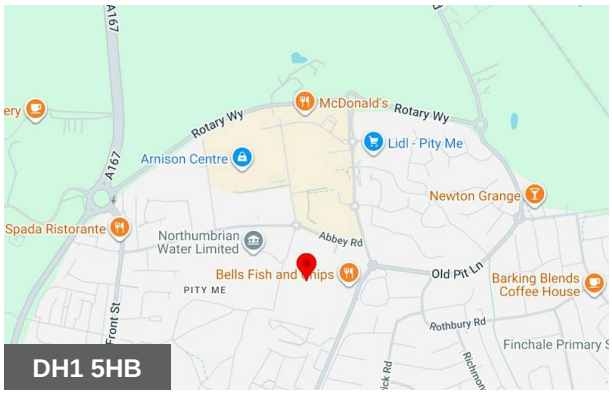
Unit B1, Abbey Road Industrial Estate, Durham, DH1 5HB

Summary

Available Size	3,924 sq ft
Rent	£39,250 per annum
Rateable Value	£22,000
VAT	All figures quoted are exclusive of VAT
Legal Fees	Each party is to be responsble for their own legal fees incurred in this transaction
EPC Rating	C (55)







Description

An end of terrace trade counter unit of steel portal frame construction fronting a shared yard and car park. The property has an eaves height of 5.3m.

Location

The property is situated on the established Abbey Road Trade Park in Pity Me to the north of Durham City Centre. Accessed directly from Abbey Road, the property enjoys prominence to the estate entrance directly opposite the Arnison Centre retail park. Nearby occupiers include Halfords, VW dealership, City Plumbing, Wolseley, Edmundson Electrical and Plumbase.

Accommodation

The property has a gross internal floor area of 3,924 sq ft (364.53 sq m).

The internal dimensions are:

17.45m x 20.89m (57'3" x 68'6" approx.)
Height – 5.3m to haunch (17'5")

Terms

The property is available to let by way of a new lease at an annual rent of £39,250 per annum exclusive.

Estate Management Costs

An estate management charge will be levied. Further information upon request.

Viewing & Further Information

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