



Unit C1

Abbey Road Business Park, Pity Me, Durham, DH1 5HB

Prominent Trade Counter Unit

4,370 sq ft
(405.99 sq m)

- Established Trade Park
- Accessible Location
- Prominence to Abbey Road and Estate Entrance



Unit C1, Abbey Road Business Park, Pity Me, Durham, DH1 5HB

Summary

Available Size	4,370 sq ft
Rent	£48,500 per annum
Rates Payable	£11,601.75 per annum
Rateable Value	£23,250
VAT	All figures quoted are exclusive of VAT.
Legal Fees	Each party is to be responsible for their own legal fees incurred in this transaction.
EPC Rating	B

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 6m.

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 4,370 sq ft (406 sq m)

The internal dimensions are:

25.5m Width

15.9m Depth

6.0m Eaves Height

Terms

The property is available to let by way of a new lease at an annual rent of £48,500 per annum exclusive.

Estate Management Costs

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

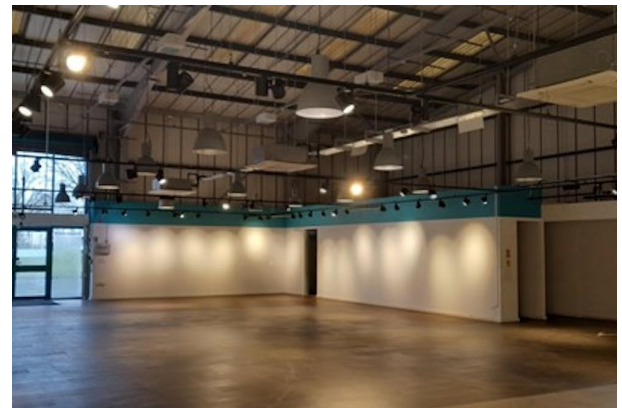
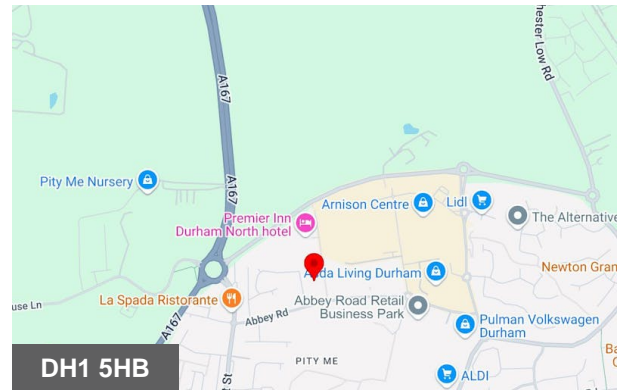
Viewings

Strictly by appointment via the sole letting agents:-

Jeff Robertson

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07973 833085



Viewing & Further Information



Hannah Brumpton

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