7-10, Innovation Court, Meadowfield Industrial Estate, Durham, DH7 8FA

New Build Light Industrial / Warehouse Units

SUMMARY

Tenure	To Let
Size	2,153 to 8,612 sq ft / 200.02 to 800.08 sq m
Rent	£18,000 - £72,000 per annum
Service Charge	Upon Enquiry
Rates Payable	£7,784.40 per annum per unit estimate
Rateable Value	£15,600
EPC Rating	Upon enquiry
VAT	Applicable
Legal fees	Each party to bear their own costs

KEY POINTS

- Four modern high-specification units, arranged as two semi-detached blocks
- The units within each block could be combined to create a single unit of approx. 4,306 sq ft
- Eaves height approx. 5.6m rising to 7.2m at the apex
- Large insulated sectional loading doors (approx. 4.6m wide x 4.8m high)
- Located within the well-established Meadowfield Industrial Estate
- Excellent access to the A690 and A167

LOCATION

Meadowfield Industrial Estate is a well-established and popular business location situated approximately 2.5 miles south-west of Durham City Centre. The estate benefits from excellent road connectivity, with the A690 providing direct access to Durham, while the A167 and A1(M) (Junction 61) offer efficient routes throughout the wider North East.

The units are accessed via Edwardson Road, which connects directly to St John's Road, the principal access route through the estate.

Meadowfield is home to a wide range of established occupiers including Durham County Council, St John Ambulance Service, The Banks Group, City Electrical Factors (CEF), Yesss Electrical, Apex Cables and Glass Assist UK, creating a strong and established commercial environment.

DESCRIPTION

The development comprises four newly constructed light industrial / warehouse units arranged in two semi-detached blocks, each extending to approximately 2,153 sq ft. Units within each block can be combined to provide larger accommodation of approximately 4,306 sq ft if required.

The units are of steel portal frame construction with insulated cladding and translucent roof panels, providing excellent natural light. Internally the accommodation offers clear-span warehouse space with an eaves height of approximately 5.6m rising to around 7.2m at the apex, suitable for a range of industrial, storage and distribution uses.

Access is provided via a large insulated sectional loading door measuring approximately 4.6m wide by 4.8m high, together with a separate pedestrian entrance door. Externally the development benefits from generous circulation space and on-site parking.

ACCOMMODATION

Name	sq ft	sq m
Unit - 7	2,153	200.02
Unit - 8	2,153	200.02
Unit - 9	2,153	200.02
Unit - 10	2,153	200.02
Total	**8,612**	**800.08**

TERMS

The units are available by way of new FRI leases for a term of years to be agreed at an asking rent of £18,000 per annum exclusive per unit.

BUSINESS RATES

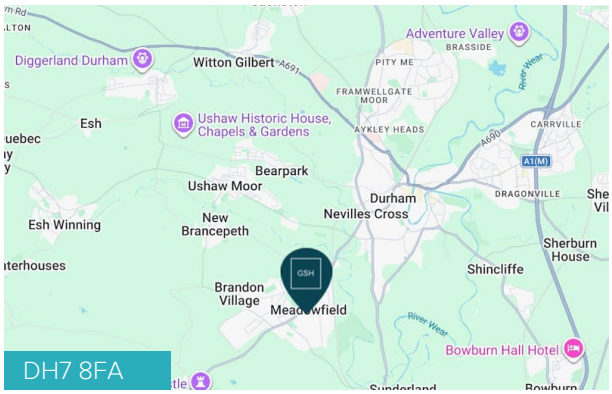
The units will require separate assessment by the Local Authority upon completion.

Based on comparable units within the first phase of the development, the Rateable Value is expected to be approximately £15,600 per unit, equating to estimated rates payable of £7,784.40 per annum.

Interested parties should confirm the exact rates payable with the Local Authority.

EPC

To be assessed on completion. Estimated B rating.



VIEWING & FURTHER INFORMATION

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RICS

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Anti-Money Laundering Regulations - accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the purchaser/tenant.

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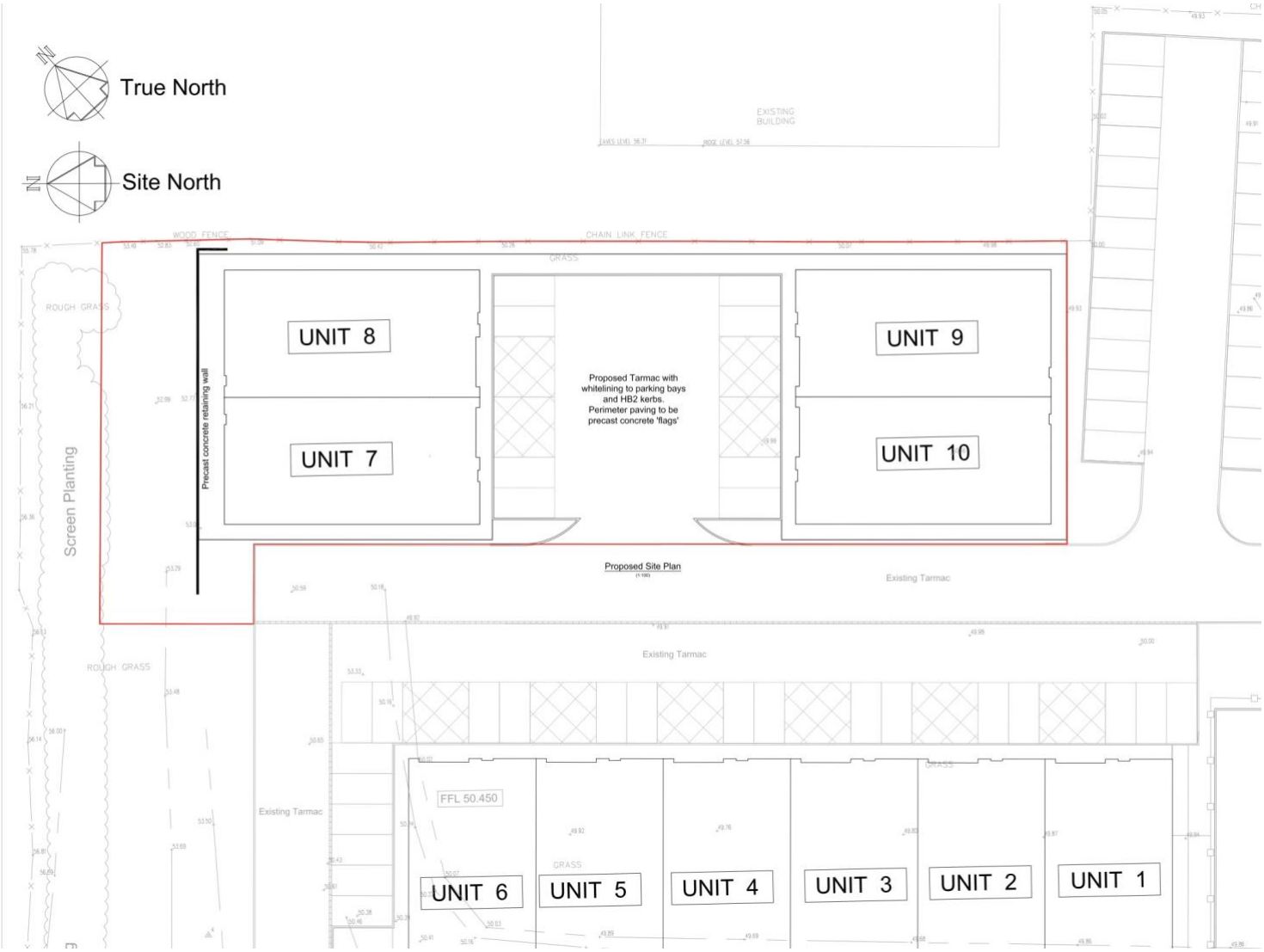
True North
Site North
EXISTING BUILDING
WOOD FENCE
CHAIN LINK FENCE
GRASS
ROUGH GRASS
Screen Planting
Precast concrete retaining wall
UNIT 8
UNIT 7
UNIT 9
UNIT 10
Proposed Tarmac with whitelining to parking bays and HB2 kerbs. Perimeter paving to be precast concrete 'flags'
Proposed Site Plan
Existing Tarmac
FFL 50.450
UNIT 6
UNIT 5
UNIT 4
UNIT 3
UNIT 2
UNIT 1