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## Unit 1, Innovation Court, Meadowfield Industrial Estate, Durham, DH7 8FA

Recently Constructed Light Industrial / Warehouse Unit

### SUMMARY

Tenure	To Let
Size	2,153 sq ft / 200.02 sq m
Rent	£18,000 per annum
Rates Payable	£7,020 per annum
Rateable Value	£16,250
EPC Rating	B (42)
VAT	Applicable
Legal fees	Each party to bear their own costs

### KEY POINTS

- Located within the well-established Meadowfield Industrial Estate
- Excellent access to the A690 and A167
- Clear-span accommodation
- Eaves height approx. 5.6m rising to 7.2m at the apex
- Large insulated sectional loading door (approx. 4.6m wide x 4.8m high)
- External circulation space and on-site parking

## 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.

Innovation Court is 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 property comprises a modern light industrial / warehouse unit of steel portal frame construction with insulated cladding and translucent roof panels, providing excellent natural light.

Internally, the unit offers clear-span warehouse accommodation 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 together with a separate pedestrian entrance. Externally, the property benefits from generous circulation space and on-site parking.

## ACCOMMODATION

Name	sq ft	sq m	Rent
Unit - 1	2,153	200.02	£18,000 /annum

## TERMS

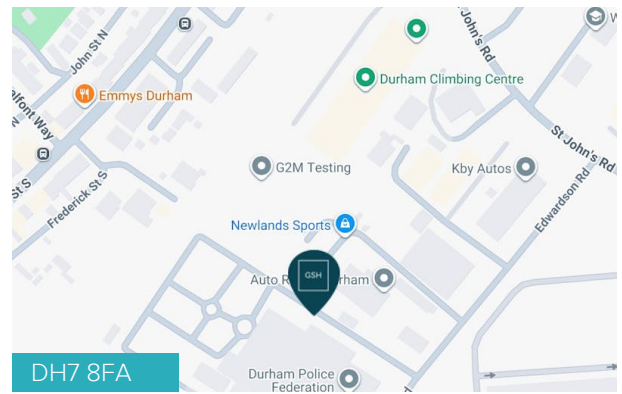
The unit is available by way of a new FRI lease for a term of years to be agreed at an asking rent of £18,000 per annum exclusive.

## BUSINESS RATES

Rateable Value: £16,250 (Effective 1st April 2026)

Estimated Rates Payable £7,020 per annum

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



## VIEWING & FURTHER INFORMATION

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