

TO LET

LM ONE.

MODERN INDUSTRIAL UNIT ON A
SECURED SITE WITHIN STRIKING
DISTANCE OF THE A1(M)



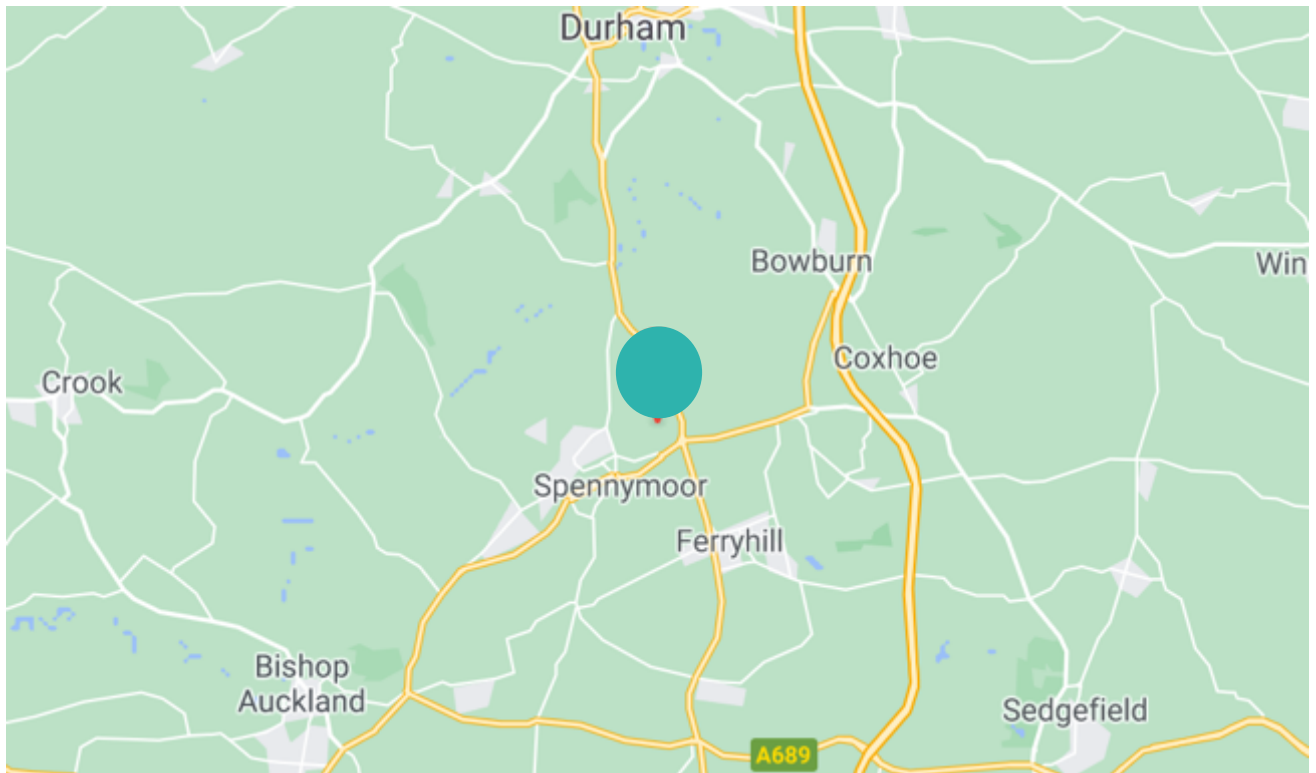
**Unit 4, Greenhills Business Park,
Spennymoor, County Durham, DL16 6JB**

Rent - £93,500.

Size - 34,000 - 49,000 sq ft (3,158.7 - 4,553m²)

LETTING CONSIDERATIONS

- Potential for a further 15,000 sq ft
- Secured yard with two roller shutters
- Former bonded warehouse
- Located just 3 miles from the A1(M)
- Large designated on site car park
- High eaves at 5.6m and an apex at 7.13m



LOCATION

Greenhills Business Park is located on Green Lane Industrial Estate. The site benefits from direct access from the A177 approximately 3 miles from Junction 61 of the A1(M). The site is located 6 miles South of Durham and 15 miles North of Darlington.

The industrial estate is a well-known location with several established occupiers including Durham County Council, Knowhow, Restore, Geo Amey, JSE, Pallex, ATT, John Hart Commercials and Crafters Companion.

Spennymoor has recently undergone works that have improved the local area and brought in a range of occupiers including Dominos, McDonalds, Starbucks.

For more information, please contact Steven Jones on 07552 476571 or at steven@lm1.agency or Charlie O'Hara on 07595 261232 or at charles@lm1.agency



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LM1 on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by LM1 has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. For information on our Privacy Policy please visit our website - www.lm1.agency

DESCRIPTION

The Industrial property totals 351,000 sq ft, sub divided across 11 units and comprises of a regular shaped unit on a rectangular site across 27 acres with ample parking to the North West of the site. Greenhills, previously used as a bonded warehouse benefits from secure perimeter fencing and electric gate.

The units comprise of steel portal frame construction under pitched roof with elevations of insulated profile cladding and benefit from two large roller shutters (height 5.1m: width 4.95m). The unit is open plan with an eave's height of 5.6m and an apex of 7.13m and a fully operational wet/dry sprinkler system.

The units are accessible through an internal access road, for HGVs. The site also benefits from the potential of an additional 30,000 sq ft which can also be available to let as additional space.

The unit has office space at both their North and South side and a kitchen area to the front as well as benefiting from dedicated loading space.

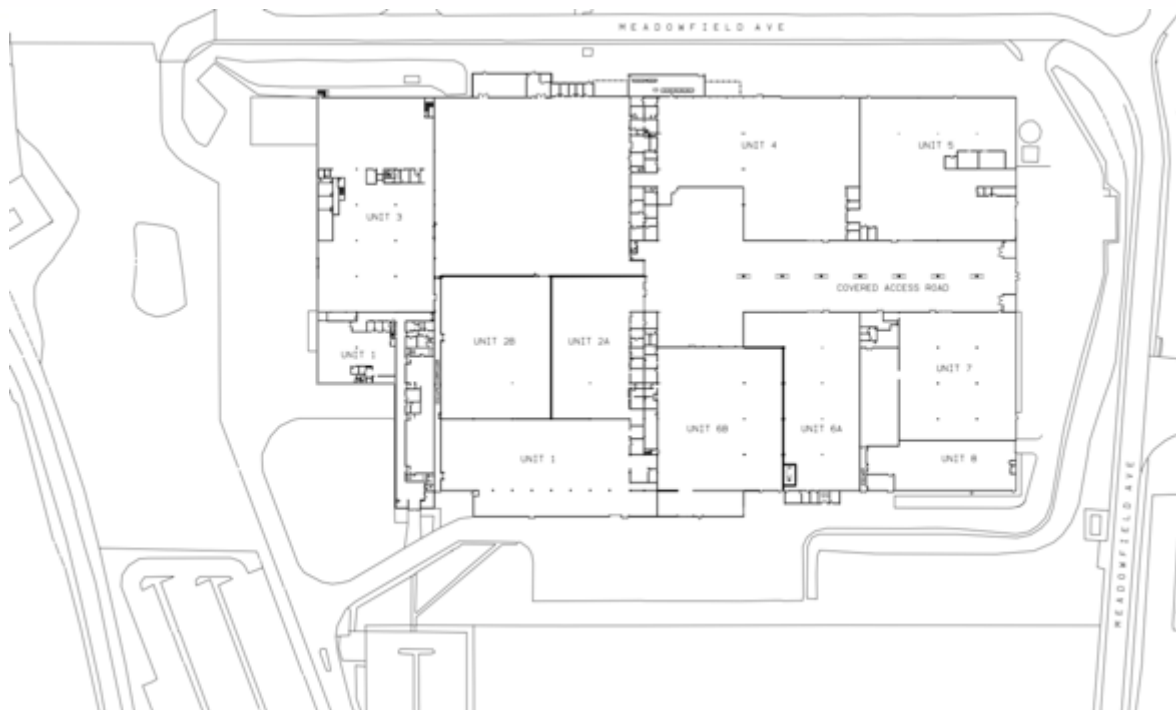


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VAT

Prices and rental are exclusive of VAT.

TERMS

Rent – £2.75 psf (£93,500 pa).

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

BUSINESS RATES

£62,000 per annum

EPC

Energy rating D

VIEWING

By prior arrangement with the agents:

Tel / 07552 476571

Email / steven@lm1.agency

Tel / 07595 261232

Email / charles@lm1.agency

JANUARY 2021
SUBJECT TO CONTRACT

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