

# TO LET

## Warehouse/Production/Office Unit 38

Enterprise City, Spennymoor,  
Co. Durham. DL16 6JF

**ENTERPRISE  
CITY**  
DURHAM

- 24hr CCTV Estate Security
- Free Car Parking
- On Site Management Team
- Deal Direct with the Landlord



### UNIT DESCRIPTION

- Single 9ft (2.7m) shutter door
- 9ft (2.7m) to underside of ceiling
- First floor offices carpeted
- Heating and lighting installed
- Personal entrance door
- WC facilities
- Kitchen area
- 3 phase electricity and mains water

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PROPERTIES

965 sq.ft (90 sq.m)

**01388 810535**  
[www.enterprise-city.co.uk](http://www.enterprise-city.co.uk)

## TERMS

New full repairing and insuring lease for a term of years to be agreed.

## INSURANCE

The Landlord will insure the premises the premiums to be recovered from the tenant.

## SERVICE CHARGE

A service charge will be levied for the provision of a security service and maintenance of common areas.

## RENTAL & RATES

Available upon application.

## VAT

All figures quoted are exclusive of but may be liable to VAT.

## PLANNING

B1 (Business including some office use), B2 (General Industrial) or B8 (Storage or Distribution) use.

## REFERENCES

The granting of a lease will be subject to satisfactory references and accounts.

## LEGAL COSTS

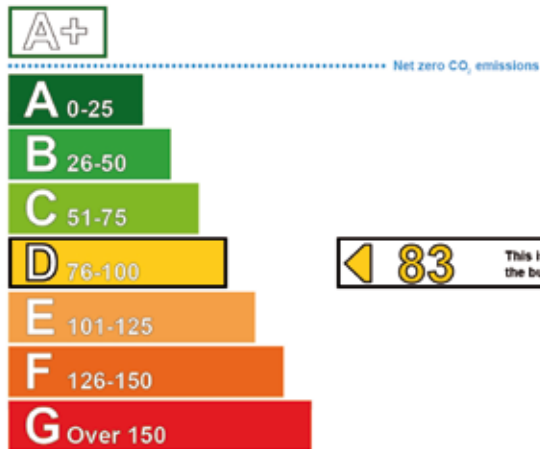
Each party is responsible for their own legal costs in connection with the granting of the lease.

## VIEWING

Contact Tony Spence 01388 810535 or 07717 518529.

## ENERGY PERFORMANCE ASSET RATING

More energy efficient



Less energy efficient



## LOCATION - DL16 6JF

Enterprise City is part of the Green Lane Industrial Estate a 300,000 sq.ft (27,871 sq.m) secure and popular business location located near Spennymoor, County Durham.

Tenants of which there are over 30 cover many industrial, commercial and technological activities and include Durham Police, Just Sport (Group) Ltd and the NHS Primary Care Trust.



## APPROXIMATE TRAVEL TIMES

A1(M)	Less than 5 minutes
Spennymoor Town Centre	Less than 5 minutes
Durham	10 minutes
Newcastle upon Tyne	30 minutes
Darlington	30 minutes



## MISREPRESENTATION ACT 1967

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## SUBJECT TO CONTRACT

We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)

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