

TO LET

**Workshops and
Storage Units**

Enterprise City

Spennymoor www.enterprise-city.co.uk

**From 900 sq.ft.
(84 sq.m.)**

Enterprise City, Spennymoor,
Co Durham, DL16 6JF

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

 **lofthouse**
and partners
0191 565 8844
www.lofthouseandpartners.co.uk

**NAYLORS**
0191 232 7030
www.naylors.co.uk

**0191 221 2211**
Knight Frank

**LCP**
01388 810535
www.lcpproperties.co.uk

Enterprise City

Spennymoor www.enterprise-city.co.uk



DESCRIPTION

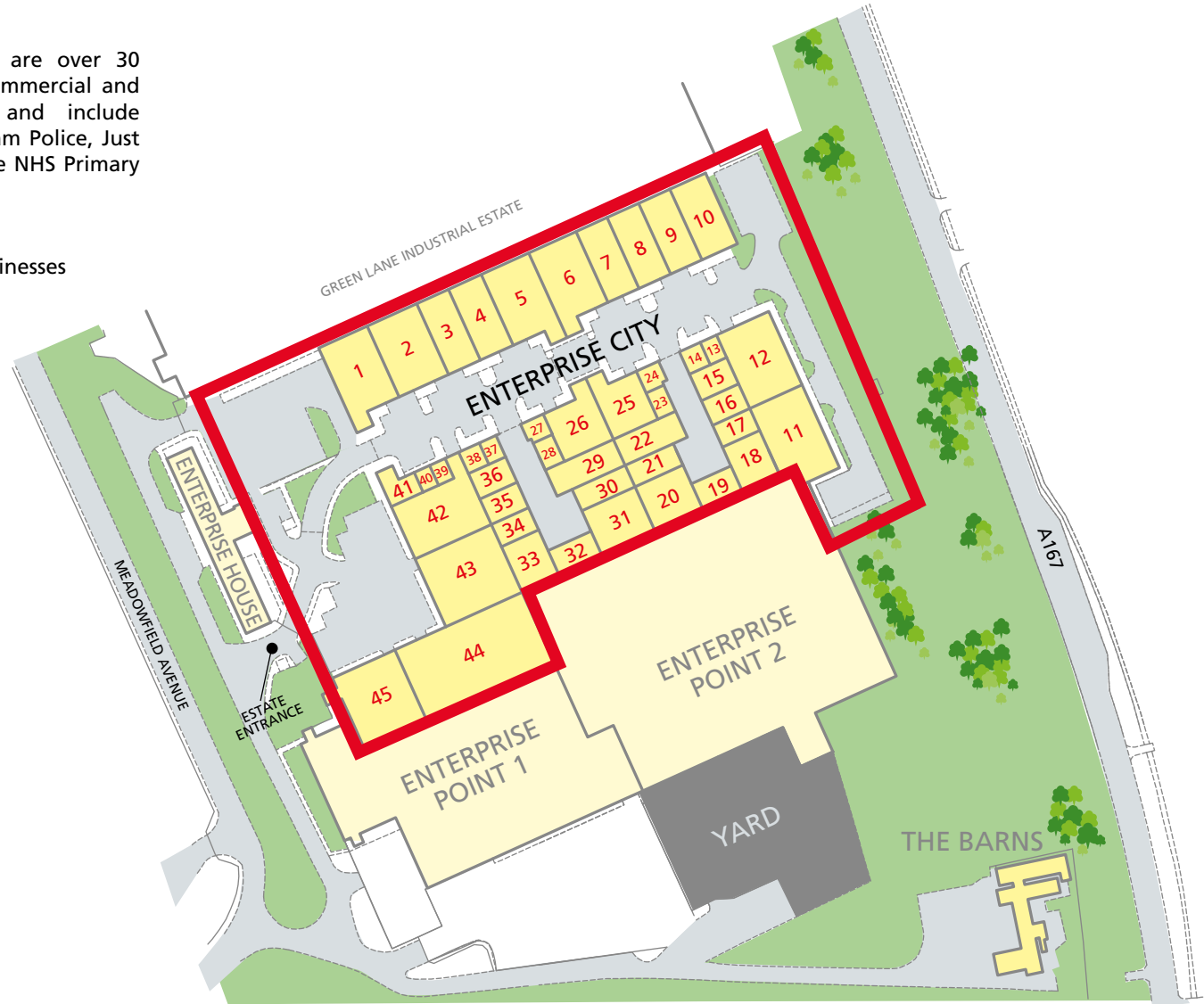
Enterprise City has a wide range of business accommodation available to rent. The estate benefits from 24hr CCTV estate security, free car parking and an onsite management team.

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

SPECIFICATION

The workshop units are ideally suited to small and medium sized businesses and benefit from the following specification:

- Solid frame construction with fresh faced block
- Eaves heights from approximately 9ft (2.8m) to 14ft (4.3m) depending on unit
- Roller shutter door per unit & separate staff/visitors entrance
- Water, electric & WC facilities in each unit



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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 maintenance of common areas and estate security system.

RENTAL/RATES/VAT

See attached Availability Schedule for more information.
All figures quoted are exclusive of but may be liable to VAT.

PLANNING

The properties are considered suitable for B1 (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use.
All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

REFERENCES

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

ENERGY PERFORMANCE

See attached Availability Schedule or email propertyenquiry@lcpproperties.co.uk to obtain a copy of the certificate.

LEGAL COSTS

Each party to be responsible for the payment of their own legal costs incurred in connection with the granting of a lease.



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. The estate is accessed via the A688 from Junction 61 of the A1(M) 3.5 miles to the east.

Enterprise City is located 6 miles south of Durham City, Newcastle is 24 miles north and Middlesbrough is 22 miles south east. The area benefits from the East Coast Main Line Rail Station at Durham City and the International Airports at both Durham Tees Valley and Newcastle.



DURHAMGATE is the largest mixed-use regeneration scheme in the North East of England with commercial, living and leisure opportunities. With almost 400 new homes facilities will include a convenience food store, cafés, restaurants, public house, hotel and a variety of other outlets. The national retailer Marston Inns have opened The Fox Cub, a family friendly public house, and a McDonalds, KFC and a Starbucks are in close proximity at Thinford Roundabout.

APPROXIMATE TRAVEL TIMES

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

VIEWING

For viewing arrangements please contact:



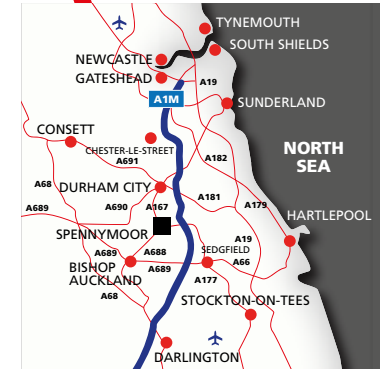
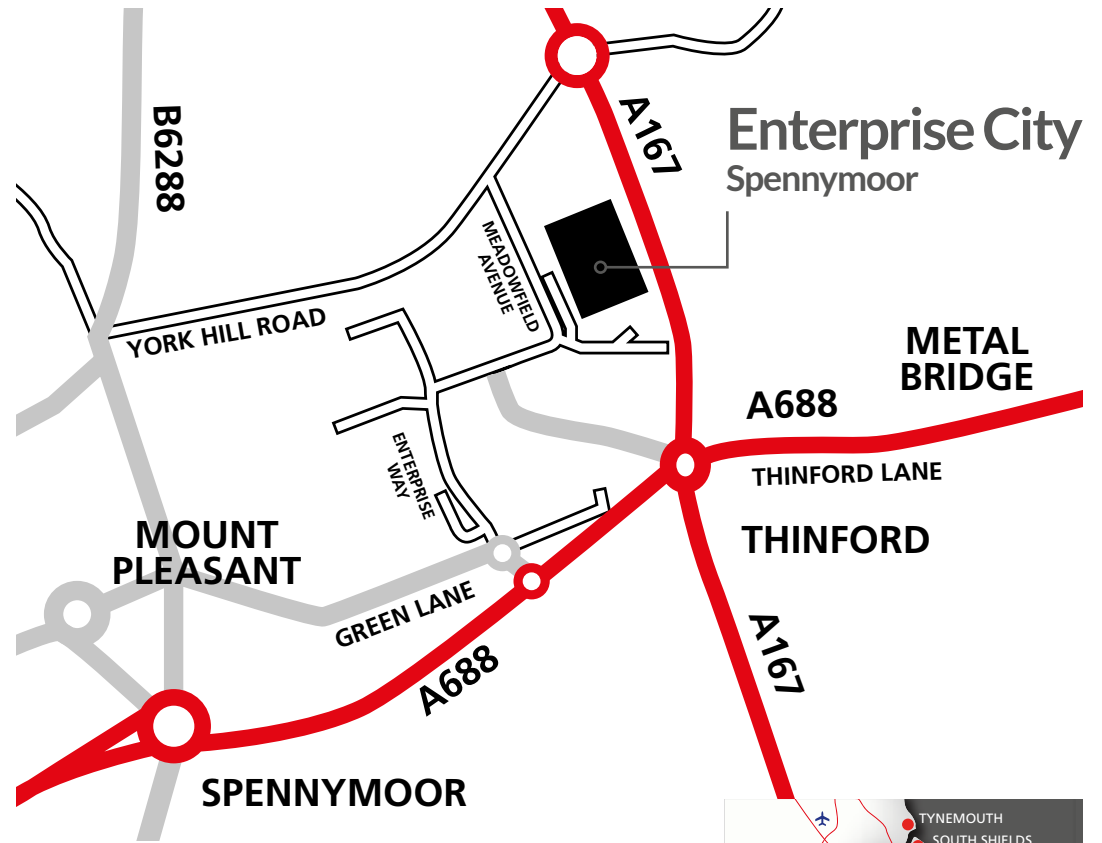
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MISREPRESENTATION ACT 1967

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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.commercialleasecodeew.co.uk

Owned and managed by



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