

# STUART EDWARDS



## Sacrison Industrial Estate

Plawsworth Road, Sacrison DH7 6JX

- AVAILABLE IMMEDIATELY
- APPROX 73 SQ M
- B2/B8 WAREHOUSE UNIT
- FANTASTIC ROAD LINKS

£600 Per Month

**Council Tax Band: Exempt**

**EPC Rating:**

**FULL DESCRIPTION**

**\*\*APPROX. 73 SQ M B2/B8 UNIT AVAILABLE WITHIN RECENT DEVELOPMENT OF 10 COMMERCIAL UNITS COMPRISING WORKSHOP & OFFICE SPACE\*\* \*\*SUITABLE FOR A RANGE OF USES, STPP\*\* We are privileged to offer this commercial property to rent, approx. 73sq. m with B2/B8 usage & available under negotiable terms. The internal area measures approx. 5.2m wide x 14m long, with access via a single door and a large electric roller door of circa. 2.8m wide by 2.5m tall. There is 3-phase electricity installed and a WC facility within the unit too. EPC Rating TBC.**

AMR Building is located on Sacriston Industrial Estate, Plawsworth Road, Sacriston. The subject property is recently converted and benefits from secure parking within a gated compound.

Sacriston is a popular village with fantastic road links to Durham City and the wider region, being only 5 minutes' drive from the A1M at Chester Le Street & a short distance from Durham City.

**\*\*ENQUIRE TODAY FOR MORE INFORMATION & TO REGISTER INTEREST\*\***

**EPC**

EPC Rating -

EPC Link -

**Important Info**

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

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**Property Viewing**

Contact Stuart Edwards Estate Agents for an appointment to view.

**Thanks**

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

