



To Let

Industrial Workshop Units

Flexspace Durham, Belmont Industrial Estate, Durham DH1 1ST

- Newly Refurbished
- Established Commercial Location
- From 95 m² (1,021 sq ft) to 162 m² (1,742 sq ft)
- Available Immediately

Contact: Tim Carter

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Tel: 01642 704930

Connect Property North East

First Floor

4 Halegrove Court

Cygnets Drive

Stockton on Tees

TS18 3DB

LOCATION

Belmont Business Park is located at Junction 62, and immediately adjacent to the A1(M), approximately 15 miles to the south of Newcastle City Centre. Sunderland City Centre is approximately 9 miles to the North East via the A690 and Durham City approximately 1 mile to the west.

The Park has excellent links to all parts of the region with East Coast Mainline Railway Service to London Kings Cross and Edinburgh available at Durham City Train Station.

SPECIFICATION

- Up-and-over loading door
- DDA Compliant WCs
- Kitchenette
- LED Lighting
- Steel Portal Frame
- Twin Skin & Insulated Roof & Cladding
- Extensive Car Parking

ACCOMMODATION

Unit 5 119 m² (1,282 sq ft)

Unit 8 95 m² (1,021 sq ft)

Unit 9 162 m² (1,742 sq ft)

BUSINESS RATES

In need of reassessment.

We recommend that interested parties contact the Local Rating Authority to determine the precise rates payable.

TERMS

The unit is available To Let with asking rents as follows:

Unit 5 : £11,538 per annum plus vat.

Unit 8 : £9,700 per annum plus vat.

Unit 9 : £14,807 per annum plus vat.

ENERGY PERFORMANCE CERTIFICATE

D(81)

VIEWING

Strictly through the agents Connect Property North East:

Tim Carter ddl: 01642 704930

Email: tim@cpne.co.uk



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