

TO LET / FOR SALE

LWC Drinks, Mulberry Way, Dubmire Ind.
Est., Houghton Le Spring, DH4 5RH



Modern High Bay Unit with Offices & Secure
Yard: 3,530.7 m² (38,005 sq ft)

- Excellent access to A1(M), A19 & A690
- Modern warehouse / factory unit
- Two-storey office accommodation & amenities
- Internal clear height of 8 m
- Fully enclosed secure yard
- Generous site area of 2.12 Acres
- For Sale: £1.75 million / To Let: £165,000 Per Annum

Situation

Dubmire Industrial Estate is situated approximately 2 miles west of Houghton-le-Spring. The A1052 provides access to the A690, which in turn links the A19 circa 2.5 miles to the north east and A1(M) circa 6 miles to the south west.

As such the property is well placed to access the region's main arterial routes.

Durham City Centre is circa 7 miles to the south west and Sunderland City Centre circa 7 miles to the north east.

Please refer to the attached plans for further directions.

Description

The property is a modern detached unit built in 2008 benefitting from the following:

Office Accommodation

- Ground floor office accommodation / amenities
- Open plan and modular office space
- Staff amenities including WCs and canteen area
- Cat 2 lighting & suspended ceilings
- Double glazed windows (with shutter protection)
- Air conditioning / heating units
- Gas central heating
- Staff car park

Production / Warehouse

- Open plan warehousing / manufacturing space
- Clear internal height of 8.0 m
- 5 no electric loading doors (w 4.4m x h 5m)
- High bay sodium lighting
- Chiller unit (1,076 sq ft)
- Covered loading area
- Large secure yard



Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Ed.) and provides the following gross internal areas (GIA):

	m ²	Sq ft
Ground floor offices/welfare	347.6	3,742
1st floor meeting room/amenities	169.2	1,822
Mezzanine storage	171.5	1,846
Warehouse	2,416.9	26,015
Chiller	99.9	1,076
Covered loading area	325.6	3,504
Total	3,530.7	38,005
Site area	0.86 Ha	2.12 acres



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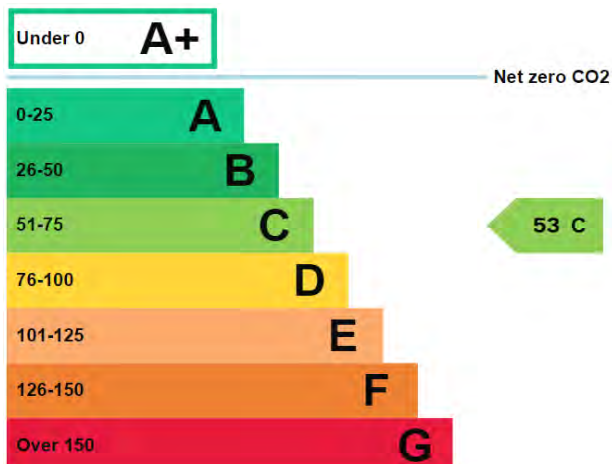
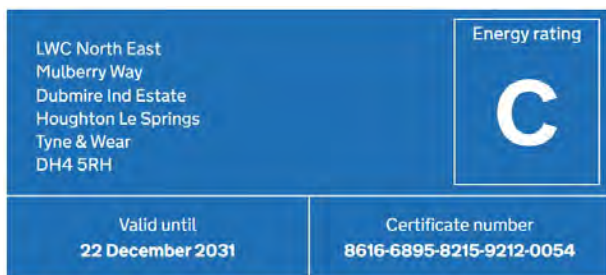
Simon.haggie@knightfrank.com

Rateable Value

According to the Valuation Office Agency website the property is assessed at a rateable value of £119,000 effective 1st April 2023.

Energy Performance

Energy Performance information is presented as follows. Further information is available on request.



Tenure

The property is held on a Freehold basis.



TERMS

The property is available by way of a new lease for a term of years to be agreed at £165,000 per annum.

Alternatively our client will consider the sale of the premises for £1.75 million.

VAT

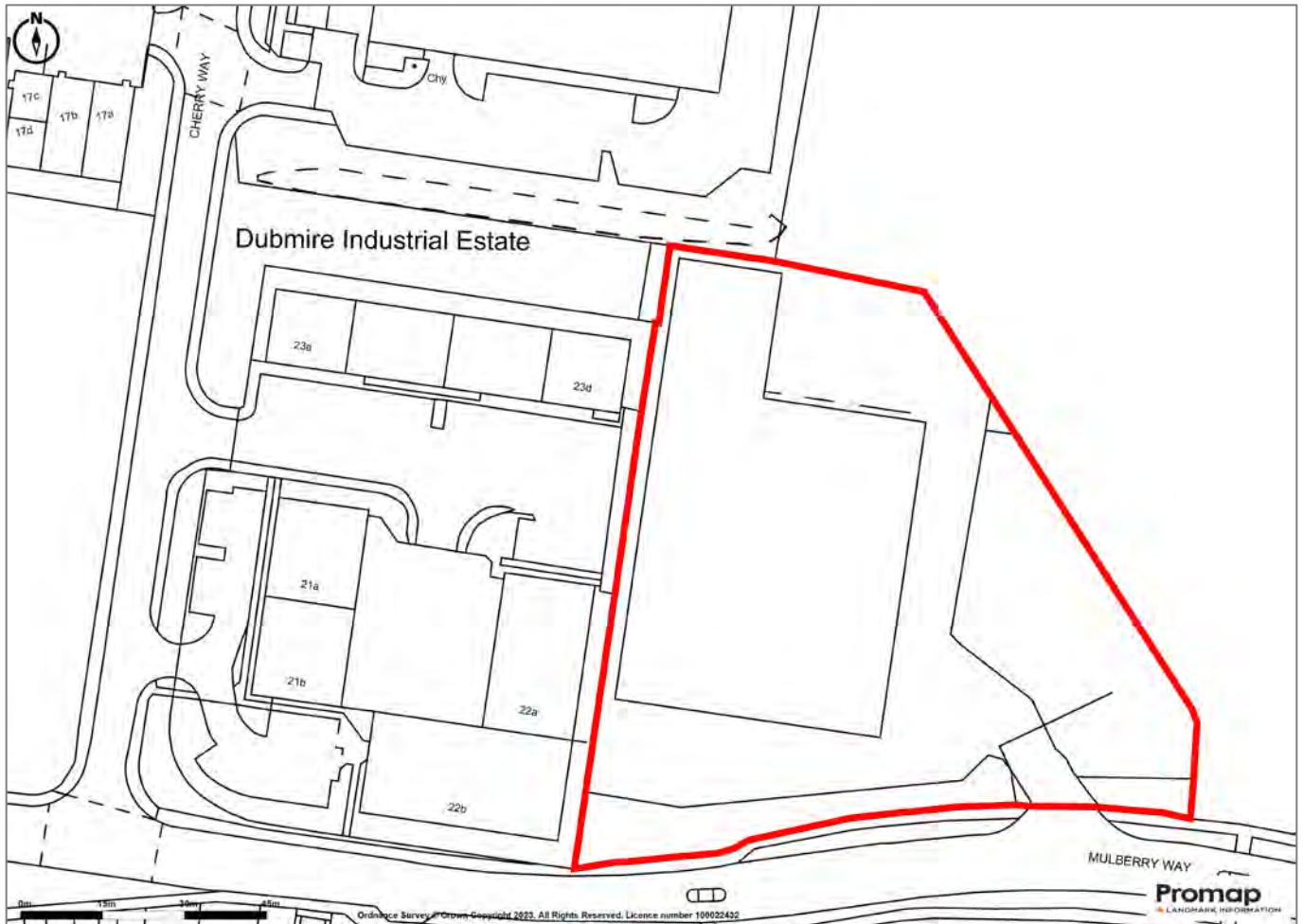
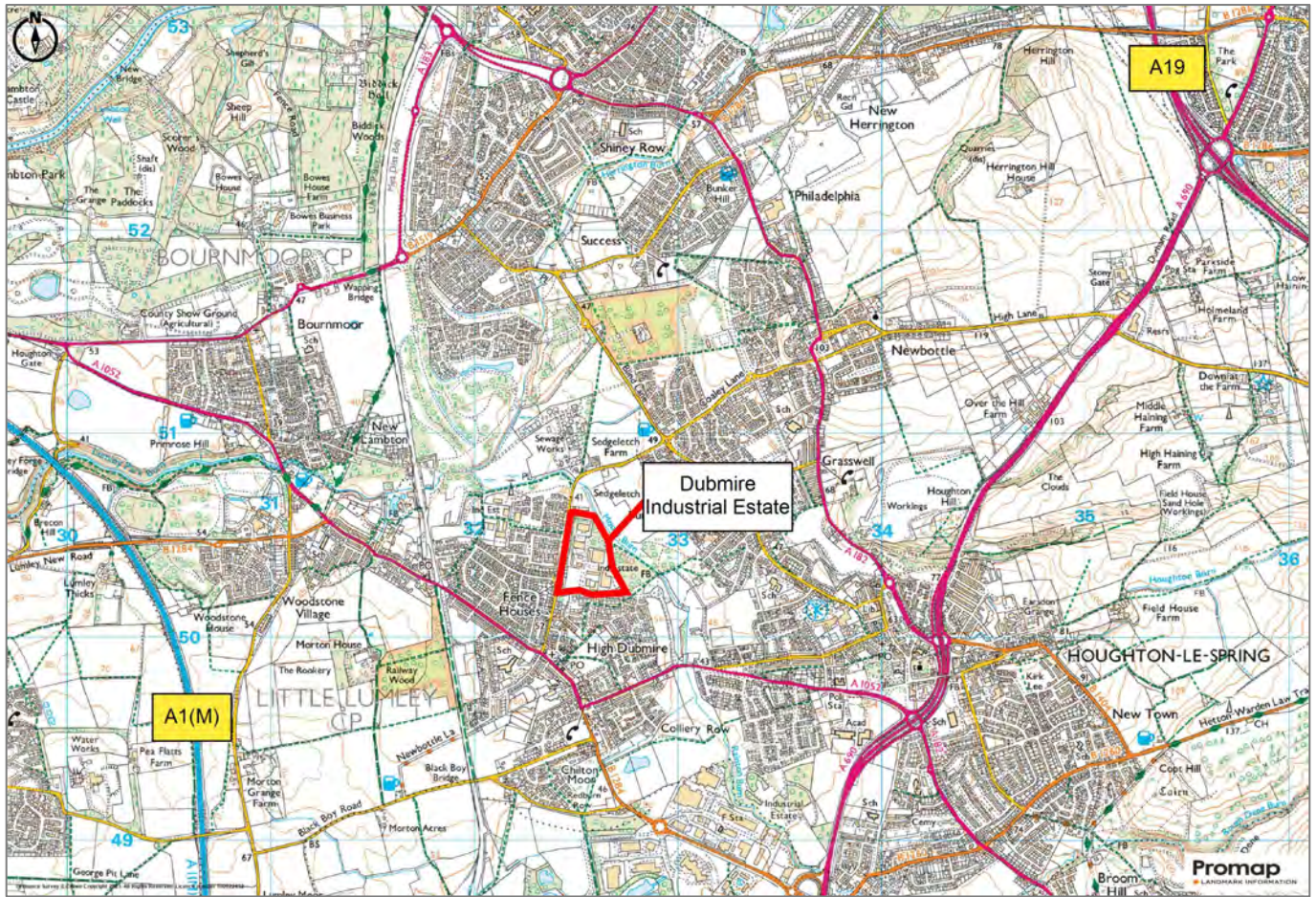
Unless otherwise stated all rents and charges are quoted exclusive of Value Added Tax (VAT) and the property is elected for VAT.

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Particulars dated July 2023. Photographs dated 2023.

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