

# FOR SALE INDUSTRIAL/WAREHOUSE

Eddisons



## UNITS 1A-D, TRIMDON GRANGE INDUSTRIAL ESTATE, TRIMDON GRANGE, CO DURHAM, TS29 6EW

PRICE – OFFERS IN THE REGION OF £475,000

- Detached industrial/warehouse with ancillary offices.
- Good yard/parking facilities.
- Potential to divide into smaller units.
- Situated midway between the A1(M) and A19 motorways.

AVAILABLE SPACE

1,101m<sup>2</sup> (11,850sq ft)

Mezzanine 114m<sup>2</sup> (1,232sq ft)



## LOCATION

The property is located at the entrance of Trimdon Grange Industrial Estate, which is situated midway between the A19 and the A1 motorway networks. The industrial estate lies to the west of Trimdon Grange village and off the B1278 which runs north to south through the village.

Durham is located some 9 miles to the north west and Hartlepool approximately 10 miles to the south east.

## DESCRIPTION

The property comprises a series of interconnecting industrial buildings which are of traditional construction, being cavity brick and block walls, beneath profile sheet roofing. The workshops have the benefit of steel cargo access doors leading on to the yard area.

Mezzanine areas have been installed throughout the workshop areas.

Ancillary office accommodation is provided over 2 floors within the property.

	M <sup>2</sup>	SQ FT
<b>Ground Floor</b>		
Workshops	1,064.00	11,452
First Floor		
Offices	37.00	398
<b>Total GIA</b>	<b>1,101.00</b>	<b>11,850</b>
<b>Mezzanine</b>		
Storage	23.00	249
Canteen	34.00	371
Storage	57.00	613
<b>Total</b>	<b>114.00</b>	<b>1,232</b>

NB. Mezzanine areas have been stated separately and not included in the total GIA.

The property is situated on a site extending to 0.92 acres (0.37 hectares) and has a hard standing yard area to the front, which is used for access and parking.

## RATEABLE VALUE

Description / Factory and Premises  
Rateable value / £41,250

## EPC

The property has an Energy Performance Asset rating of **D**. Further information is available on request.

## VAT

Prices and rental are exclusive of VAT if chargeable.

## TENURE

The property is held by way of 125 years lease from Northern Trust Company Limited with effect from 16 February 1990 (approximately 92 years unexpired). A peppercorn rent is payable and all other terms are fairly standard for a lease of this nature.

B1, B2 and B8 uses are permitted.

## PRICE

Offers are invited in the region of **£475,000**, exclusive of VAT.

Each party to be responsible for their own legal costs incurred in the transaction.

## VIEWING

By prior arrangement with the agents:

Eddisons  
Tel / 0113 241 0940  
Email / matthew.hattersley@eddisons.com  
Email / jack.pinder@eddisons.com

**SUBJECT TO CONTRACT**

For more information, visit [eddisons.com](http://eddisons.com)  
T: 0113 241 0940

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