

INDUSTRIAL UNIT TO LET

- Flexible low cost warehousing
- Excellent location adjacent to the A1(M) and A690
- Warehousing available from 1,105 sq m (11,898 sq ft) to 23,680 sq m (254,892 sq ft)
- Dock level access available
- Units to let either individually or in combination
- Rents from £1.00 per sq ft

**SUNFLAG BUSINESS
PARK
BELMONT
DURHAM
DH1 1TN**

Location

Belmont Industrial Estate covers in total an area of some 42 hectares and is located approximately two miles to the east of Durham City Centre and immediately adjacent to the junction of the A690 Trunk Road and the A1(M) Motorway.

Sunflag Business Park is located to the northern corner of the estate and can be more easily identified on the attached site plan.

Description

Sunflag Business Park is an extensive warehouse and distribution complex within a secure site ideally suited to companies requiring low cost storage of relatively static product as well as other uses.

Units 6-9

Units 6-9 are subdivided into 3 main bays with office accommodation and WC facilities (awaiting refurbishment) located to the front elevation.

The warehousing area benefits from concrete floors throughout and a clear internal height to underside of steel haunch of 4.8 metres.

Vehicle access is by way of a single dock level loading door from a service area located to the front of Unit 6.



Description

Unit 10

Unit 10 provides high bay warehousing benefitting from a clear internal height of 7.2m and a concrete floor throughout.

Vehicular access is via 3 ground level loading doors (width 3.7m x height 5.2m) from a dedicated service yard. The unit benefits from WC facilities and a canteen.

Lighting is by way of sodium units and the unit also benefits from an operational sprinkler system.

Unit 11

Unit 11 adjoins Unit 10 with openings currently enabling movement between the two properties. Situated beneath Units 8 and 9 the storage area has a clear internal height of 3.5m.

Vehicle access is via a single ground level loading door located to the western elevation ensuring that the unit is very secure.

The unit benefits from WC facilities and lighting to the storage area is by way of fluorescent strip tubing.

Accommodation

The building has been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice and the floor areas comprise as follows:-

Description	Sq M	Sq Ft	Rent
Unit 6	1,014	10,917	£112,500
Unit 7	1,292	13,906	£112,500
Unit 8	4,095	44,079	£112,500
Unit 9	4,053	43,630	£112,500
Total	10,455	112,532	
Unit 10	4,046	43,553	£155,000
Unit 11	8,074	86,909	£155,000
Total	12,120	130,462	

The units can be further combined or sub-divided according to tenant's specific requirements and access.

Rateable Value

Units 10 and 11 are understood to have a combined rateable value of £75,000. Units 6-9 have a combined rating of £61,500.

Interested parties are advised to contact the Business Rates Department at Durham County Council for further information.

VAT

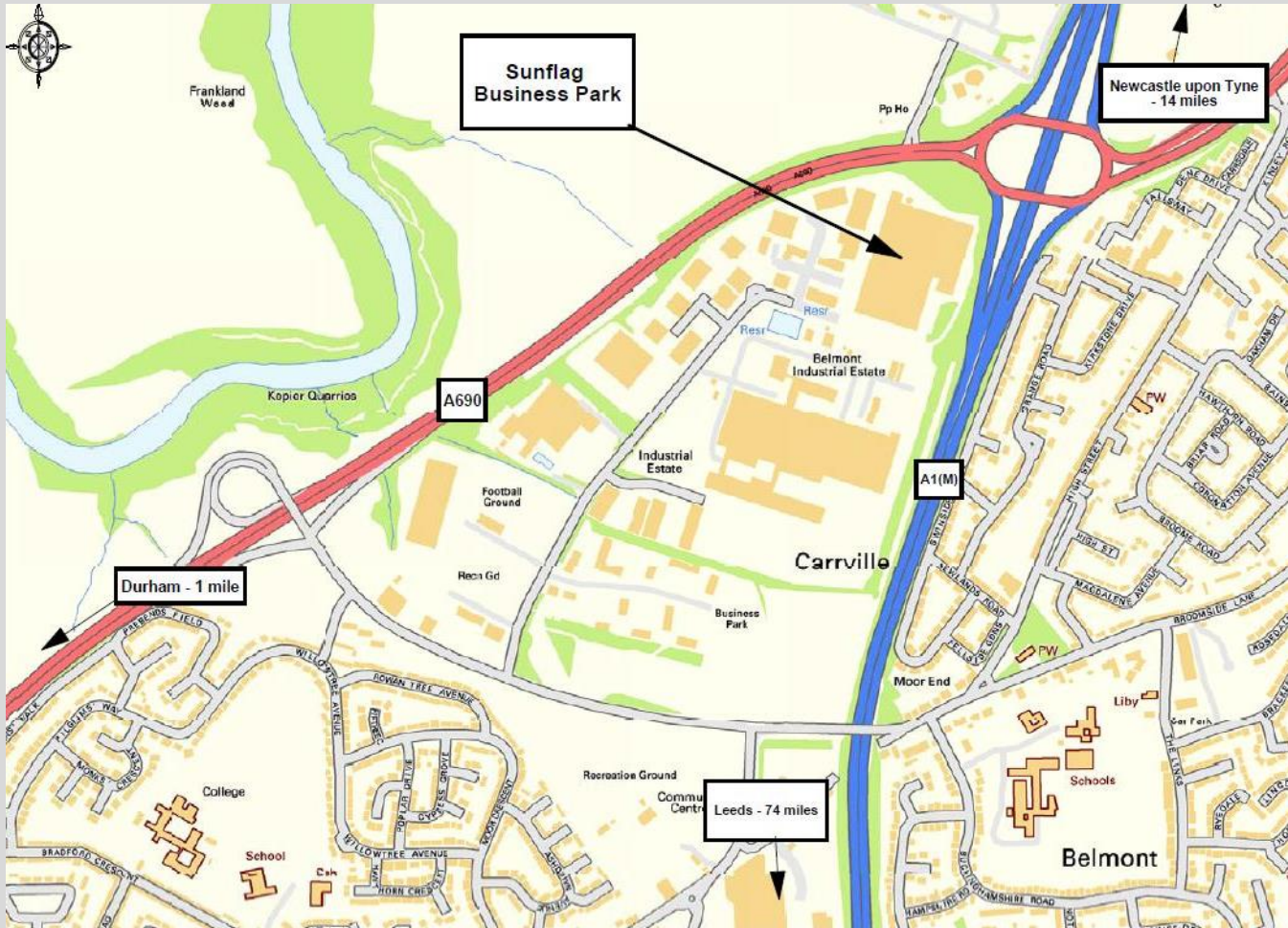
All rents quoted are exclusive of VAT which will be charged on all rents and service charges at the prevailing rate.

EPC

The vacant units have the following Energy Performance Asset Ratings. Further information is available on request.

Unit 6-9	Band G (186)
Unit 10	Band G (155)
Unit 11	Band B (36)





Viewings and Further Information

Strictly by prior appointment with the agent:

Contact: Chris Dent
Tel No: 0191 269 0104
Email: chris.dent@sw.co.uk

Sanderson Weatherall,
22-24 Grey Street, Newcastle upon Tyne, NE1 6AD

Alternatively, our joint agents, Knight Frank:

Contact: Mark Proudlove
Tel No: 0191 221 2211

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not make or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

Sanderson Weatherall LLP Registered in England company number OC 344 770
Registered Office 6th Floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

February 2018