



For Sale/To Let

3530.7m² (38,005ft²)

**LWC Drinks, Mulberry Way, Dubmire
Industrial Estate,
Houghton Le Spring, DH4 5RH**

- Detached industrial/warehouse unit
- Large secure fenced site
- Internal clear height of 8m
- 5 Level loading doors
- Site area of 2.12 Acres

SUBJECT TO CONTRACT

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Location

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 northeast and A1(M) circa 6 miles to the southwest.

The property is well located to access the region's main arterial routes with Durham City Centre is circa 7 miles to the southwest and Sunderland City Centre circa 7 miles to the northeast. The main Nissan manufacturing plant is circa 8.5 miles to the north.

Description

The property comprises a detached industrial/warehouse unit built in 2008 of steel portal frame construction to an eave's height of approximately 8 meters. The elevations are of full height insulated profile sheet cladding with an inner blockwork dado wall with the roof being profile steel sheet cladding with translucent roof lights. The warehouse has sodium lighting.

Loading to the unit is via five ground level electrically operated loading doors 4.4m (w) x 5m (h) that provide access to a concrete service yard to both the northern and eastern elevations. There is a covered loading area and chiller facility located off the northern elevation.

The office block is situated in the south western corner of the unit and provides open plan and modular office space with staff amenities including WCs and canteen area. The offices have double glazed windows, comfort cooling units and gas fired central heating.

The site extends to approximately 2.12 acres and is surrounded by palisade fencing with access via an electrically operated sliding gate. There are service yards to the northern and eastern elevations and a car park to the southern elevation.

Accommodation

	sq m	sq ft
G/F Office & Welfare	347.6	3,742
F/F Meeting Room	169.2	1,822
Mezzanine Storage	171.5	1,846
Warehouse	2,416.9	26,015
Chiller	99.9	1,076
Covered Loading Bay	325.6	3,504
Total	3,530.7	38,005

Terms

The property is available for sale on a freehold basis with vacant possession for £1.75 million.

Alternatively, our client will consider a new lease for a term of years to be agreed at £165,000 per annum.

Business Rates

According to the Valuation Office Agency website the property has a Rateable Value of £119,000 effective from the 1st April 2023. Interested parties are advised to contact the Local Rating Authority to confirm the rates payable.

Services

We understand that the property is connected to all mains services. Interested parties are advised to carry out their own checks on service provisions and ratings to the unit.

VAT

All figures quoted are exclusive of VAT which may apply.

Energy Performance Certificate (EPC)

The property has been assessed as having a C53 EPC rating.

Anti-Money Laundering

Under current UK regulations we are obliged to confirm the identity of all parties in an agency transaction. You may therefore be asked to provide appropriate documentation to enable us to complete a simple online identity verification.

Viewing

Via Joint Sole Agents: - HTA Real Estate or Knight Frank

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