

STUART EDWARDS

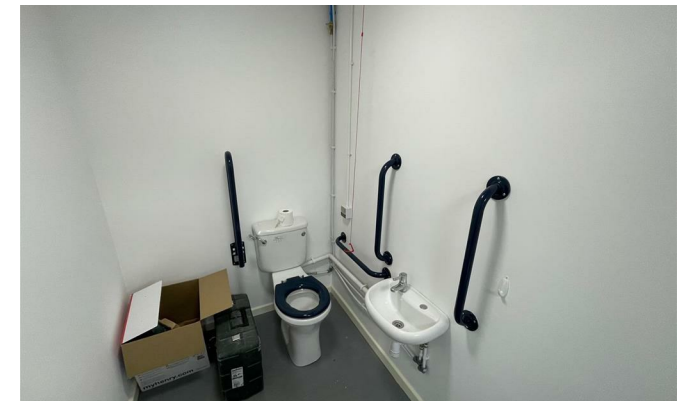


AMR Building, Sacriston Industrial Estate

Plawsworth Road, Sacriston, Durham DH7 6JX

- AVAILABLE 1ST NOVEMBER 2024
- OFFICE WITH WC
- B2/B8 USAGE
- COMMERCIAL UNIT
- 4M X 8M
- £5400PA

£450 Per Month



Council Tax Band: Exempt EPC Rating: D

FULL DESCRIPTION

UNIT AVAILABLE WITHIN RECENT DEVELOPMENT OF 10 COMMERCIAL UNITS COMPRISING OPEN PLAN OFFICE SPACE WITH WC **SUITABLE FOR A RANGE OF USES, STPP** We are privileged to offer this commercial property to rent, approx. 4m x 8m with B2/B8 usage & available under negotiable terms.

AMR Building is located on Sacriston Industrial Estate, Plawsworth Road, Sacriston. The subject property benefits from secure parking, recent fixtures & fittings, and secure parking within a gated compound.

Sacriston is a popular village with fantastic road links to Durham City and the wider region, being only 5 minutes' drive from the A1M at Chester Le Street & a short distance from Durham City.

ENQUIRE TODAY FOR MORE INFORMATION & TO REGISTER INTEREST

NB - photographs are of adjacent unit and are shown for indicative purposes, the actual unit available for lease is identical in size & similar in layout.

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EPC.

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/1103-7753-4156-2594-5458>

CLIENT MONEY PROTECTION.

Bluepace (Durham) Limited Trading as Stuart Edwards Estate Agents is part of the Money Shield Client Money Protection scheme.

TENANT FEES.

All fees we charge comply with the Tenant Fees Act 2019 (as amended by the Renters' Rights Act 2025).

A refundable holding deposit of up to one week's rent to reserve a property. This is deductible from the first month's rent (subject to the terms of the holding deposit agreement).

A refundable tenancy deposit of up to five weeks' rent

A charge of up to £50 (or our reasonable costs if higher) for variation, assignment, or novation of a tenancy when requested by the tenant

The reasonable cost of replacing lost keys or security devices (supported by evidence of the actual cost incurred)

Interest on late rent payments, if the rent is outstanding for 14 days or more. The interest rate is 3% above the Bank of England base rate for each day the rent is unpaid.

PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

PROPERTY PORTALS.

We are proud to be affiliated with the UK's leading property portals.

Our properties are displayed on [Rightmove.co.uk](https://www.rightmove.co.uk), [Zoopla.co.uk](https://www.zoopla.co.uk) & [OnTheMarket.com](https://www.onthemarket.com).

THE PROPERTY OMBUDSMAN.

Membership is held with The Property Ombudsman for sales and lettings.

1 & 2 Blue Coat Buildings, Claypath,
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.