

Sunderland: 0191 5658844
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Upon the Instructions of



For Sale

Dubmire Depot

Blackthorne Way
Sedgeleth Industrial Estate
Houghton le Spring
DH4 6JN

- Purpose built depot premises with 4.7m eaves height
- Established industrial location
- Constructed circa 2005 with extensive secure yard
- Factory/Offices GIA 9496 ft² (882.18 m²)
- Site area circa 1.6 acres
- Surfaced compound 0.6 acres with 29 parking bays

Also at Portland House
Belmont Business Park
Durham DH1 1TW
Regulated by RICS

Location

Dubmire depot is located in the South Western corner of Sedgelych Industrial Estate and lies approximately 6 miles South West of Sunderland and 6 miles North East of Durham. Nearby occupiers include Fencehouse Truss company, The Durham Company and SIG Combibloc amongst others.

Description

The premises were purpose built by Gentoo circa 2005 providing a mix of Offices, Light Industrial and Workshop accommodation situated on a site totalling approximately 1.6 acres with surfaced secure compound space of approximately 0.6 acres. The workshop has a maximum eaves height of approximately 4.7m.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Gross Internal Area	9496	882.18
Surfaced Yard	0.6 acres	
Car Park		
29 marked bays		

Tenure

The property is held on a 125 year lease from 6th May 2006 at a peppercorn rent.

Asking Price

Offers in the region of **£395,000 (three hundred and ninety-five thousand pounds)**

Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

Viewing

Contact – **Mario Jaconelli** or **Alexa Reavley**

- mario@lofthouseandpartners.co.uk
- alexa@lofthouseandpartners.co.uk
- **0191 5658844**

VAT

Figures quoted exclude VAT where chargeable.

Rateable Value (RV)

The Valuation Office has confirmed the Rateable Value is **£39,000**. The Uniform Business Rate for the Rates Year is 51.2p. If necessary, a written request should be made to the Local Authority for confirmation.

Money Laundering Regulations

In accordance with Anti –Money Laundering Regulations, the Purchaser/Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

Disclaimer

None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

Ref

C3871

EPC

Awaiting Information



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