lofthouse and partners

Portland House
Belmont Business Park
Durham DH1 1TW

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To Let

Industrial Premises

Lambs Cottage Unit
Rennys Lane
Dragonville Industrial Estate
Durham
DH1 2RE

- Warehouse Premises with yard **close to A1M & Durham city**
- GF Warehouse and offices GIA **6183 ft2 (574 m2)**
- First floor offices **2015 ft2 (187 m2)**
- Total site area approximately **0.48 acres**
- Parking compound approx. **0.18 acres**
- Main trade counter operators nearby
- Central Durham location/close to A1

Head Office
51 Frederick Street
Sunderland SR1 1NF
Regulated by RICS

Location

The property is located on Dragonville Industrial Estate having prominent frontage to the new Rennys Lane to Damson Way link road within an established industrial/trade counter and retail park approximately 3 miles to the west of Durham city. Nearby occupiers include Toolstation, Magnet and MKM together with the main car retailers.

Description

Comprising detached industrial warehouse unit with 2 loading doors to the front elevation on a secure fenced site with partial offices on ground and first floors. To the front of the unit is a surfaced parking/loading area and to the side is a roughly made car parking area. The warehouse benefits from the following

- 2 loading doors 3.66m width x 3m height
- Minimum eaves height 5.41 m
- Maximum eaves height 7.49 m

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Ground Floor		
Factory/Offices GIA	6183	574.40
First Floor		
Offices	2015	187.19
Externally		
Total Site Area (excl. phone mast) approx. **0.48 acres.** Loading/parking to front. Secure parking to side approx. **0.18 acres.**		

Tenure

A new Lease is available at a commencing annual rental of **£37,500** for a term of years to be agreed (maximum 3 years) on an effective FRI basis. **The lease will exclude the provisions of the Landlord and tenant Act 1954 (see agents note 1)**

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 **£21,000.** The Uniform Business Rate for the Rates Year 2024/2025 is 49.9p. 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 DC1143 **EPC** Energy Rating 88/D

Agents Notes

1. Our client may consider a refurbishment of the unit subject to agreement of improved rental terms on a lease inside the Landlord and Tenant act for a longer term subject to covenant status. **Further details on request.**
2. The title plan shows the site boundaries edged red under title number **DU66264.** The area edged blue shows a telephone mast which is excluded from the demise and periodic access will be required across the site for maintenance purposes.

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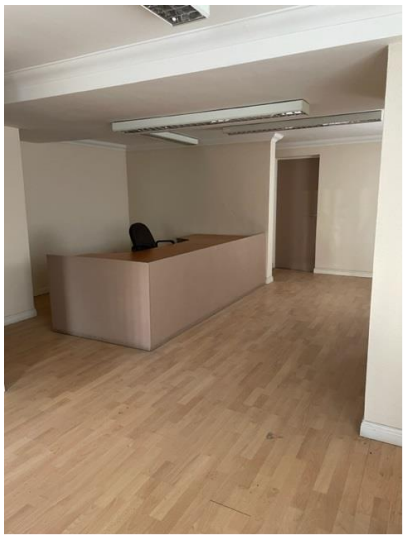

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HM Land Registry
Official copy of title plan

Title number **DU66264**
Ordnance Survey map reference **NZ2942NE**
Scale **1:2500**
Administrative area **County Durham**

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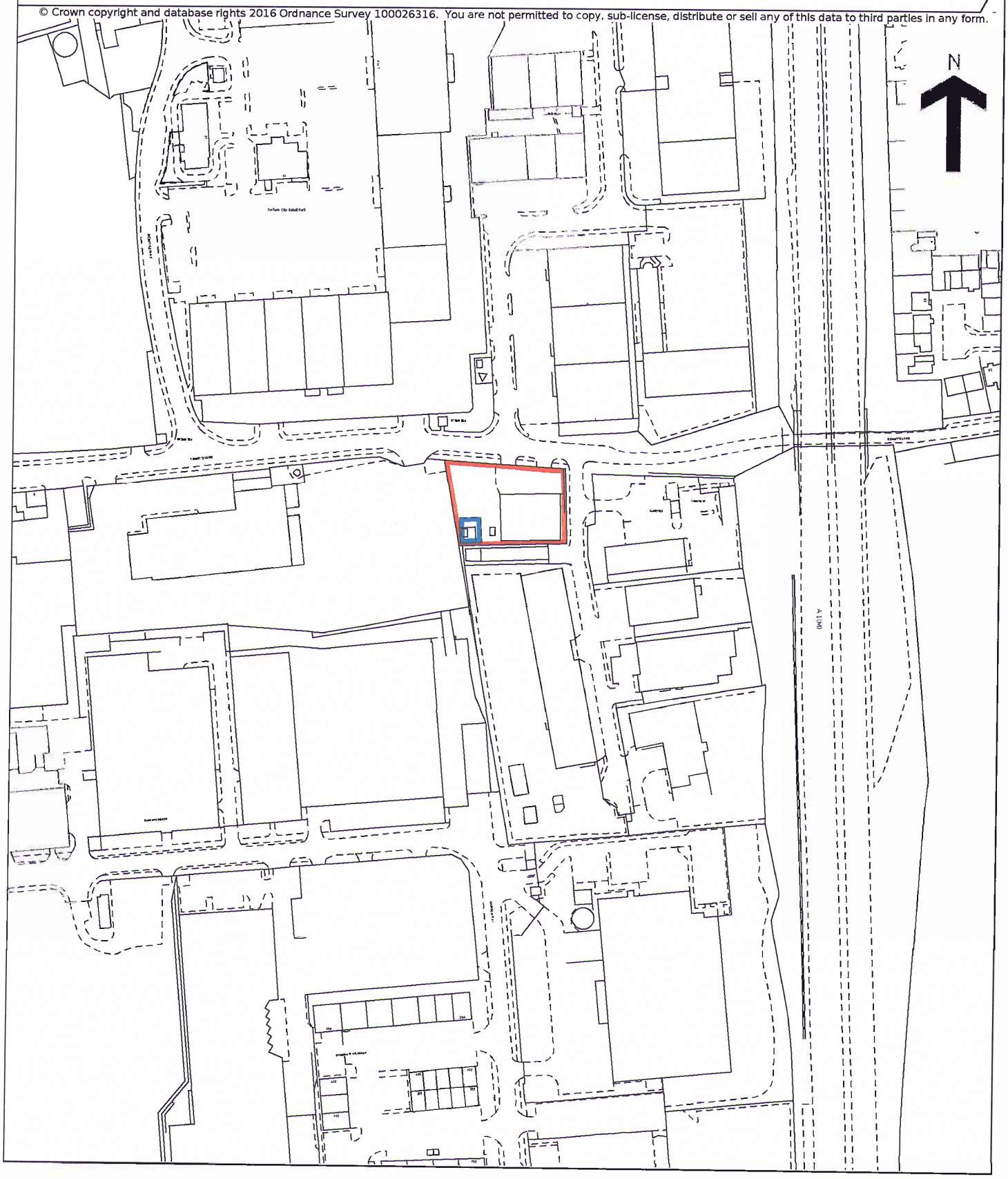

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