



To Let

Industrial Premises

6 Rennys Lane

Dragonville

Durham

DH1 2RS

- Modern Workshop/Warehouse premises
- Established location adjacent to **A1M**
- Approximately 1.6 miles from Durham city centre
- Gross Internal Area **2,920 ft² (271.27 m²)**
- **Toolstation, Euro Car Parts** and **Magnet** nearby
- Shared parking area to front

Location

Dragonville Industrial Estate lies approximately 1.6 miles east of Durham city and sits immediately adjacent to the **A1M**. The unit forms part of a terrace of industrial units and nearby occupiers include **Euro Car Parts, Toolstation, MKM** and **Magnet**.

Description

The unit is of single storey construction comprising warehouse/workshop with a small office section and WC's to the front benefitting from the following

- Minimum eaves height **3.53m**
- Maximum eaves height **4.65m**
- Electric roller shutter **3.58m width x 3.86m height**

Accommodation

The property briefly comprises as follows:-

Accommodation	ft2	m2
Warehouse/Workshop (GIA)	2920	271.27
Externally	Shared parking area	

Tenure

A new Lease is available at a commencing annual rental of **£16,750** for a term of years to be agreed (minimum **5** years) an effective FRI basis subject to **3** yearly Rent Reviews. **The lease will exclude the provisions of the Landlord and Tenant Act 1954.**

VAT

We are advised the property is not subject to VAT.

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**

Rateable Value (RV)

The Valuation Office has confirmed the current Rateable Value is **£15,000**. The Uniform Business Rate for the Rates Year 2026/2027 is **43.2 p**.

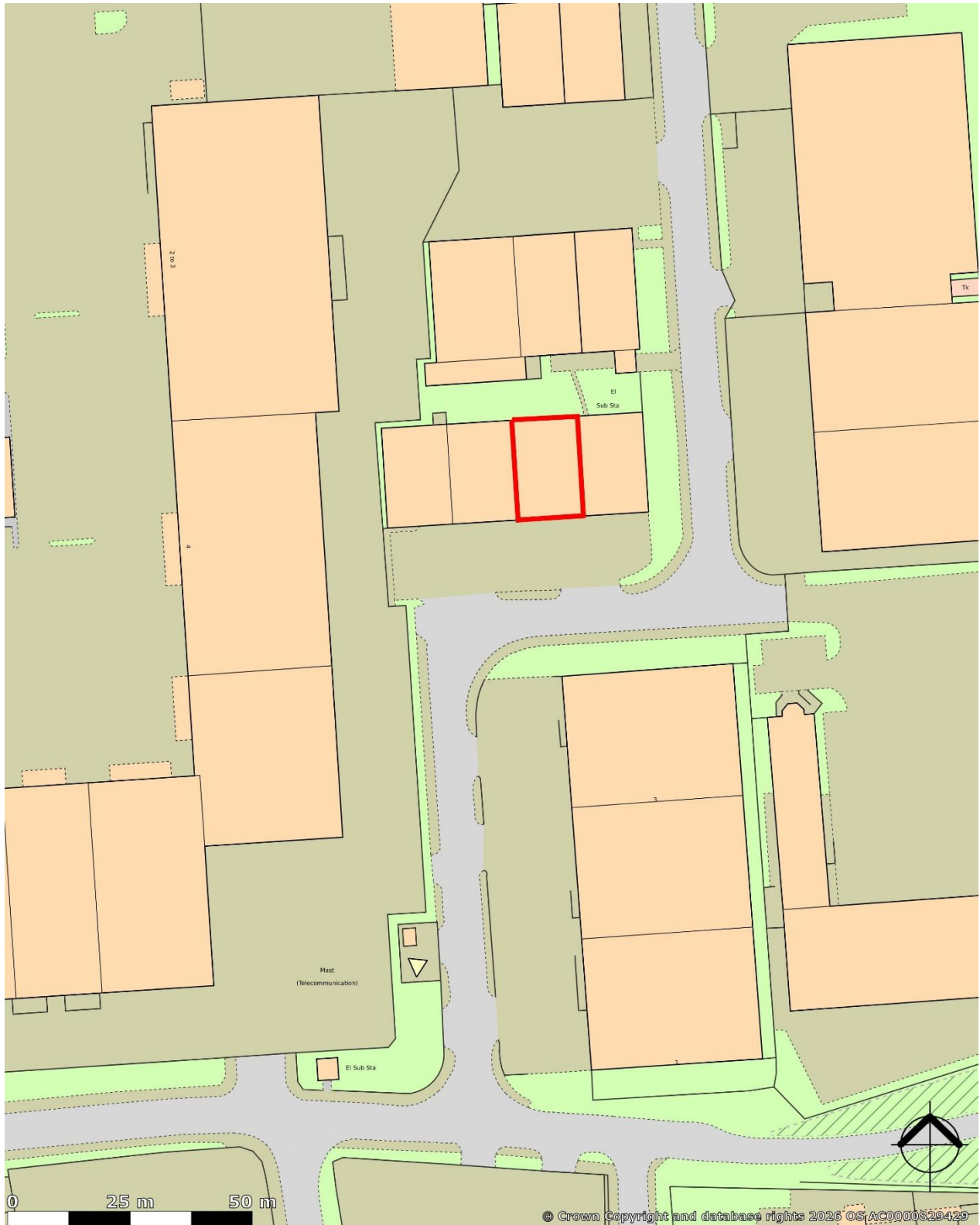
Money Laundering Regulations

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 DC1164 **EPC** Energy Rating **E**



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