

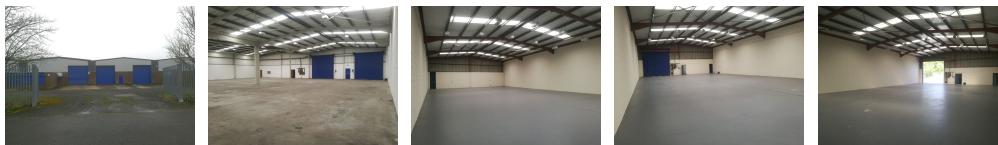
# Property Details

**UNITS 12C & 12D, BOWBURN SOUTH INDUSTRIAL ESTATE, BOWBURN, DURHAM DH6 5AD  
TO LET  
INDUSTRIAL / WAREHOUSE / TRADE COUNTER**



  
**Ashley  
Smith**

- **Unit 12C: 5,471 Sq ft (508.26 Sq m)**
- **Unit 12D: 10,781 Sq ft (1,001.58 Sq m)**
  - **Units 12C & D: 16,252 Sq ft (1,509.84 Sq m)**
- **Well established & renowned industrial estate**
- **Excellent transport links: A1(M) & A177**
- **Potential trade counter use, subject to planning**
- **Unit 12C: £18,750 per annum, exclusive**
- **Unit 12D: £35,000 per annum, exclusive**
  - **Units 12C & D: £52,500 per annum, exclusive**



## LOCATION

Bowburn is approximately 4 miles to the south of Durham City Centre, 17 miles north of Darlington and 21 miles south of Newcastle upon Tyne.

Bowburn South Industrial Estate is a well established and renowned industrial estate in Durham. The industrial estate has excellent road links, being on Durham Road (A177) which connects to Junction 61 of the A1(M), approximately 0.5 miles to the south west.

Local regular bus services are within walking distance, which provide access to local villages, towns and Durham City, where the main east coast rail line stops with links north to Newcastle and Edinburgh and south to London.

Neighbouring occupiers include various regional and national industrial users. Retailers, eateries and leisure facilities are within walking distance.

## DESCRIPTION

The single storey industrial units, of steel construction with brick and profile metal sheet clad elevations, provide open plan unrestricted industrial/warehouse space with a single storey extension to the front, providing office accommodation, WC facilities and reception/sales area. The units are set beneath pitched metal profile sheet cladded roof, with translucent panels to part, which provide excellent natural light. The property has an electric roller shutter for commercial vehicles and security roller shutters to the personnel/customer entrance doors.

The property has a shared secured yard, parking and loading areas.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property provides the following approximate gross internal floor areas:

ACCOMMODATION	Sq ft	Sq m
<b>Unit 12C</b>		
Warehouse	4,883	453.60
Reception/sales area/office and WCs	588	54.66
<b>TOTAL</b>	<b>5,471</b>	<b>508.26</b>
<b>Unit 12D</b>		
Warehouse	9,837	913.85
Reception/sales area/offices and WCs	944	87.73
<b>TOTAL</b>	<b>10,781</b>	<b>1,001.58</b>

Units combined equate to: **16,252 sq ft (1,509.84 sq m)**

Eaves: 5.68m (height) approx

Apex: 6.38m (height) approx.

## LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in any transaction.

## USE

We understand that the property was previously used for industrial. Trade counter use will also be considered by the Landlord, subject to planning and all other necessary statutory consents being granted. All interested parties are to make their own enquiries, prior entering into a contract.

## LEASE TERMS

Available by way of a new effectively full repairing and insuring lease. Length of lease and other terms to be agreed.

## ASKING RENT

Unit 12C: £18,750 per annum, exclusive

Unit 12D: £35,000 per annum, exclusive

Units 12C & D combined: £52,500 per annum, exclusive

## VAT

All prices, premiums, rents and other outgoings are quoted exclusive of VAT at the prevailing rate.

## BUSINESS RATES

We understand the property has been entered into the 2017 Rating List as:

Warehouse and Premises:

Unit 12C, Bowburn South Industrial Estate

Rateable Value: £16,750

Rates Payable (2018/19): £8,040 (approx.)

Unit 12D, Bowburn South Industrial Estate

Rateable Value: £28,250

Rates Payable (2018/19): £13,560 (approx.)

Interested parties to make their own enquiries with the Local Authorities, prior to entering into a contract.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The units have been rated within Band D. Copies of the EPCs will be made available on request.

## AGENTS NOTES

In accordance with the Code of Leasing Business Premises: England and Wales, alternative lease terms are available. However, any variations may affect level of rent proposed. A copy of the Code can be obtained at [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk) or from the Royal Institution of Chartered Surveyors, Tel: 0207 334 3806.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment of the sole agents:

Lewis J Smith, Ashley Smith Chartered Surveyors,  
Oakmere, Belmont Business Park, Durham DH1 1TW

Tel: 0191 384 2733 / [info@ashleysmith.co.uk](mailto:info@ashleysmith.co.uk)

May 2018

### PLEASE READ THE FOLLOWING SUBJECT TO CONTRACT

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Ashley Smith Chartered Surveyors in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Ashley Smith Chartered surveyors nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

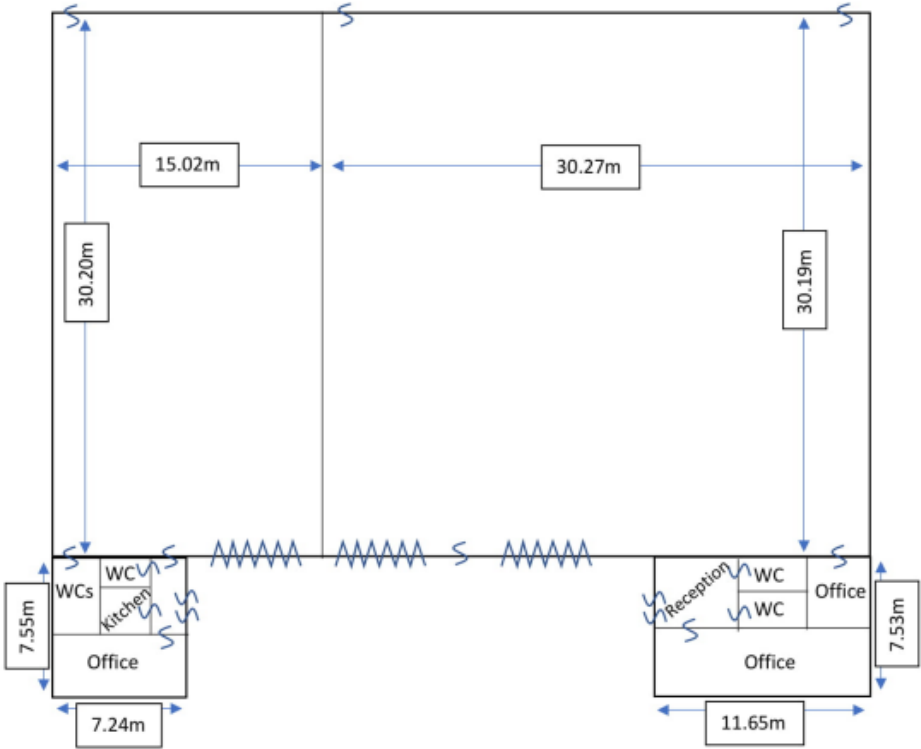
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Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

The VAT position relating to the property may change without notice.

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Approximate dimensions. Not to scale. For illustrative purposes only.

