


TO LET

Bowburn South Industrial Estate, Bowburn, Durham, DH6 5AD

1.98 Acres (0.8 Hectares)

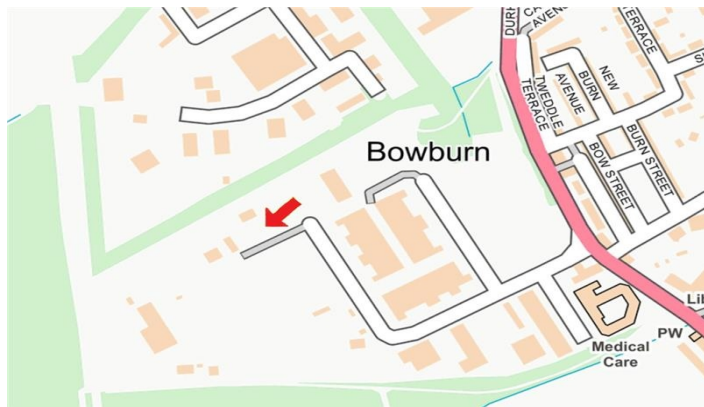
Surfaced storage land

- 1.983 acres (0.803 Ha) rectangular in shape
- Single Storey Workshop Unit
- Site offices and services

 **0113 245 6000**

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Location

The property is located on the Bowburn South Industrial Estate some 3 1/2 miles to the south of Durham with access to the A1(M) at Junction 61 via the A177 within .8 of a mile of the property.

Description

The property comprises a site of some 1.983 acres (0.803 Ha) rectangular in shape with a concrete roadway running the length of the site the remaining land being compacted rolled hardcore. There is a palisade fence around the perimeter of the site and there is a small workshop and prefabricated offices to the front of the site with male and female toilets.

Accommodation

Site	1.983 Acres	<u>(0.803 Hectares)</u>
Single Storey Workshop Unit	135.08 sq m	1,453 sq ft
Portable Offices	225.61 sq m	2,428 sq ft

Terms

The property is offered to Let by way of a new lease for a term of years to be agreed at a rental of £ 60,000 per annum exclusive.

EPC

A copy of an Energy Performance Certificate is available upon application.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

Viewings

The site can be viewed from outside of the perimeter fence. For further information please contact:

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