



Secure Compound Space

0.35 Acres (0.14 Hectares)

- Secure hardstand with 24 hour on site security
- Rarely available
- Ideal for a range of storage uses
- Asking Rent: £11,000 per annum exclusive

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TO LET

Tursdale Business Park, Tursdale, County Durham DH6 5PG

Location

The compound is located within Tursdale Business Park, an established industrial estate with 24 hour manned security. The park comprises a medium to heavy engineering complex much of which has been refurbished and extended within the recent past. Tursdale is located in rural landscape approximately 5 miles south of Durham and enjoys excellent access to the A1(M).

Description

The site is a secure hardstand bordered by metal palisade fencing. Access from the estate is via double gates which lead into the compound. The site would be suitable for a range of storage uses and has good access to the regional road network.

Accommodation

	Acres	Hectares
Compound	0.35	0.14

Terms

The premises are available by way of a new full repairing and insuring lease at a rent of £11,000 pa (exclusive) plus VAT.

Services

We understand no services are currently connected to the site. Any interested parties will need to provide their own service connections.

Rateable Value

Interested parties are advised to make their own enquiries with the relevant local authority.

Legal Costs

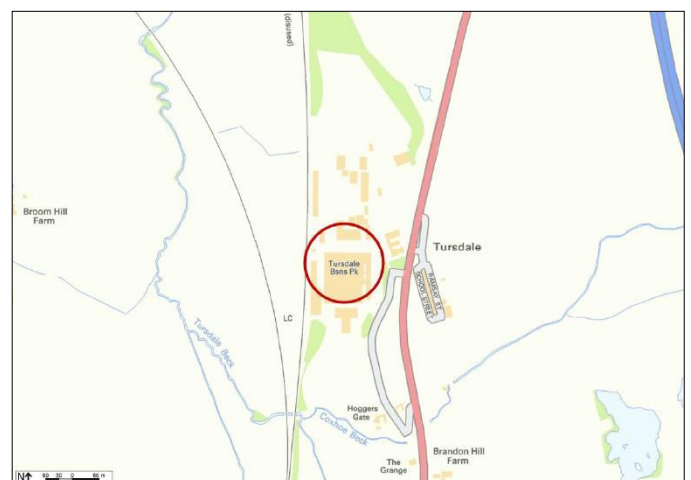
Each party to be responsible for their own legal costs incurred in this transaction.

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.



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