

Enterprise City - Spennymoor
www.enterprise-city.co.uk



TO LET Workshop and Storage Units
880 - 3,145 sq.ft (82 - 292 sq.m)

Enterprise City, Spennymoor, Co Durham, DL16 6JF

• CCTV Estate Security • Free Car Parking • Onsite Management Team • Deal Direct with the Landlord

M **M[®]Core**
LCP UK

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400123**

lcpgroup.co.uk

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DESCRIPTION

Enterprise City has a wide range of business accommodation available to rent.

The estate benefits from CCTV estate security, free car parking and an onsite management team.

Tenants of which there are over 30 cover many industrial, commercial and technological activities and include Durham Police, Just Sport (Group) Ltd and the NHS Primary Care Trust.

SPECIFICATION

The workshop units are ideally suited to small and medium sized businesses and benefit from the following specification:

- Solid frame construction with fresh faced block
- Eaves heights from approximately 9ft (2.8m) to 14ft (4.3m) depending on unit
- Roller shutter door per unit & separate staff/visitors entrance
- Water, electric & WC facilities in each unit



Workshops and Storage Units

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RENT & TERMS

Short term leases are available.

PLANNING

The properties are considered suitable for B1 (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use. All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

REFERENCES

The granting of a lease will be subject to satisfactory references and accounts.

ENERGY PERFORMANCE

See attached Availability Schedule or email propertyenquiry@lcpproperties.co.uk to obtain a copy of the certificate.

LEGAL COSTS

Each party to be responsible for the payment of their own legal costs incurred in connection with the granting of a lease.



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Smaller units

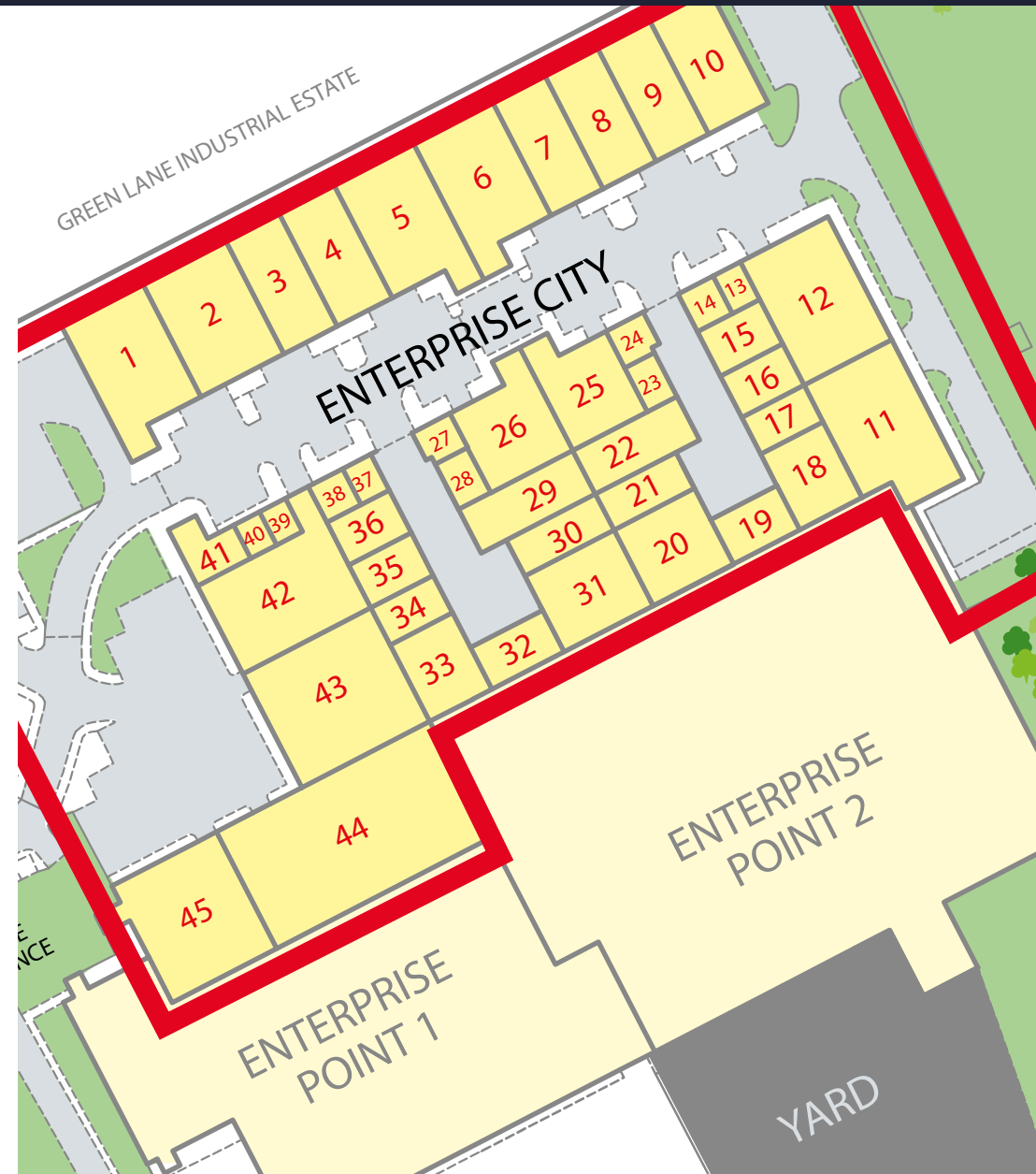
880 - 1,686 sq.ft

Medium units

1,730 - 3,477 sq.ft

Larger units

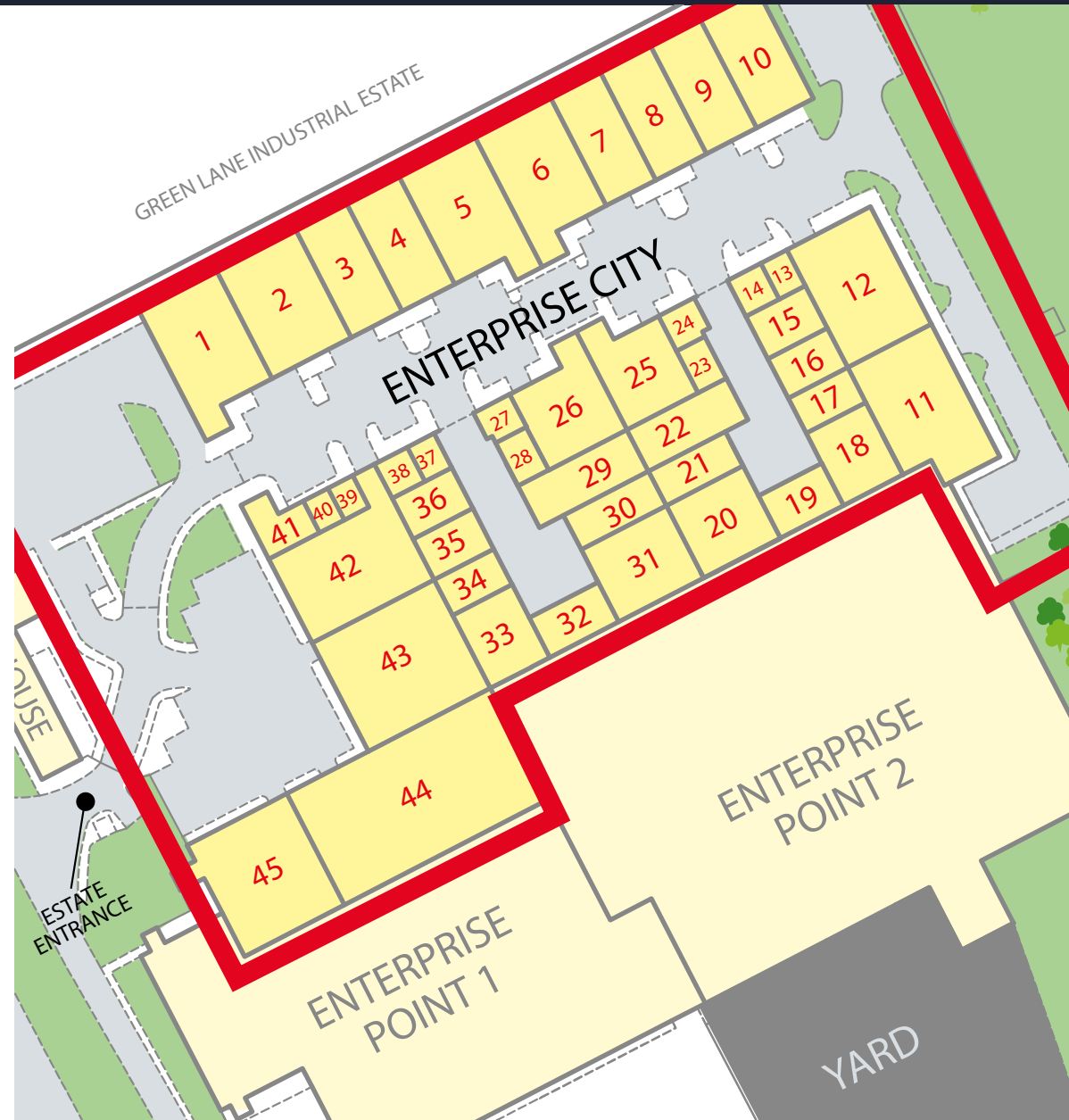
3,489 - 14,295 sq.ft



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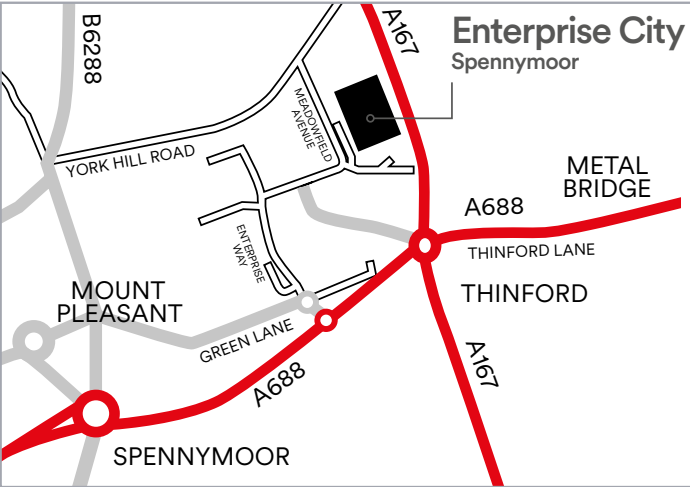
Unit 15	Available Immediately	Unit 16	Available Immediately
1,730 sq.ft	£10,400 per Annum	1,680 sq.ft	£10,000 per Annum
Unit 17	Available Immediately	Unit 18	Available Immediately
1,445 sq.ft	£8,670 per Annum	3,149 sq.ft	£17,500 per Annum
Unit 19	Available Immediately	Unit 20	Available Immediately
1,947 sq.ft	£11,195 per Annum	4,035 sq.ft	£22,200 per Annum
Unit 21	Available Immediately	Unit 22	Available Sep 2025
1,840 sq.ft	£10,580 per Annum	2,810 sq.ft	£16,000 per Annum
Unit 23	Available Immediately	Unit 27	Available Immediately
880 sq.ft	£7,050 per Annum	965 sq.ft	£8,200 per Annum
Unit 29	Available Immediately	Unit 30	Available Immediately
3,145 sq.ft	£18,084 per Annum	1,934 sq.ft	£11,100 per Annum



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LOCATION - DL16 6JF

Enterprise City is part of the Green Lane Industrial Estate a 300,000 sq.ft. (27,871 sq.m.) secure and popular business location located near Spennymoor, County Durham. The estate is accessed via the A688 from Junction 61 of the A1(M) 3.5 miles to the east. Enterprise City is located 6 miles south of Durham City, Newcastle is 24 miles north and Middlesbrough is 22 miles south east. The area benefits from the East Coast Main Line Rail Station at Durham City and the International Airports at both Durham Tees Valley and Newcastle.



Local Distances (Approx.)	
Durham City	5.2 Miles
Bishop Auckland	6.7 Miles
Sedgefield	7.6 Miles
Newton Aycliffe	7.8 Miles



DURHAMGATE is the largest mixed-use regeneration scheme in the North East of England with commercial, living and leisure opportunities. With almost 400 new homes facilities will include a convenience food store, cafés, restaurants, public house, hotel and a variety of other outlets. The national retailer Marston Inns have opened The Fox Cub, a family friendly public house, and a McDonalds, KFC and a Starbucks are in close proximity at Thinford Roundabout.

Viewing
Strictly via prior appointment
with the appointed agents

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SUBJECT TO CONTRACT
We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleascodeew.co.uk