

## TO LET

Unit 5, Shotton Colliery Industrial Estate, Front Street, Shotton Colliery, DH6 2ND

**£6,900 + VAT per annum**



- ❖ New Lease available from September 2024
- ❖ Workshop / Light Industrial Unit
- ❖ Extends to 74.3 sqm/ 800 sq. ft.
- ❖ Parking available to the front of unit

### Description

The unit is of steel portal frame construction with brick infill, breeze block sub-dividing walls and concrete floors, surmounted by a profile metal sheet roof. Access to the unit is provided by a roller shutter door and secure front door to the warehouse area. The units have an eaves height of approximately 3.4m to 3.8m.

Externally the property benefits from parking to the front.

### Location

The property is situated in a prominent position on the Shotton Colliery Industrial Estate, which is accessed via Front Street and links to Shotton Road and the A19, approximately 1 mile to the east. Shotton Colliery is located 3 miles west of Peterlee and 8 miles east of Durham City.

The area is characterised by a mix of industrial and residential development. Approximately 0.5 miles to the east of the subject property is the North West Industrial Estate which forms part of the former East Durham Enterprise Zone and comprises approx. 4 million sq. ft. of commercial accommodation with occupiers including Caterpillar and TRW Systems.

### Accommodation

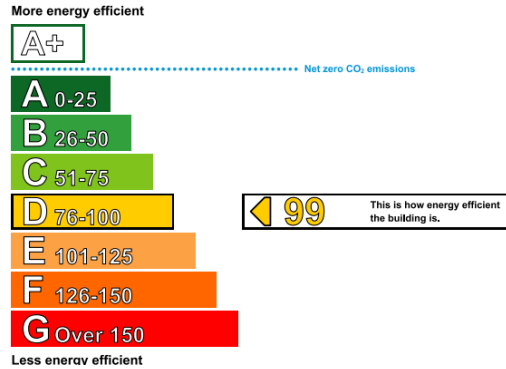
The total area of the property is 74.3 sqm / 800 sq. ft. The unit comprises of an open plan workshop, office, WC on the ground floor with a kitchen area and second office to the first floor.

### Services

The property has benefit of mains supplies of water and electricity in addition to mains drainage.

### Energy Performance Certificate

Energy Performance Asset Rating 99 (Band D). Full Certificate and Rating are available upon request.



### Terms

The premises are available to let by way of a new full repairing and insuring lease, exclusive of all rates, service charges and other outgoings for a term to be agreed at a rental of £6,900 plus VAT per annum. The landlord reserves the right to request a rental deposit.

The estate is subject to a service charge to cover the repair, maintenance and management of the estate. The service charge is currently running at £1.44+ VAT per sq. ft.

### Rating Assessment

£4,400 Obtained from the Valuation Office Agency (www.voa.gov.uk). The UBR for the period 2024/2025 is 54.9p in the pound. Rates payable are therefore £2,415.6 less any Small Business Relief or any other discounts, which might be applicable. Please contact your local authority for more information.

### Contact Information

For further information and viewings please contact Greig Cavey Commercial Limited on 01429 275791 or e-mail enquiries@greigcavey.com