



To Let

Belmont Industrial Estate DH1 1ST

- Warehouse and offices refurbished to a high specification, including a new roof
- Warehouse 51,675 sq ft
- Two Storey Offices 5,270 sq ft
- Extensive service yard
- Dock and level access loading
- Secure landscaped and self-contained site



Location

Belmont Industrial Estate is located just off Junction 62 of the A1M motorway approximately two miles north of Durham City Centre. Newcastle upon Tyne City Centre lies approximately 17 miles north via the A1M and Sunderland City Centre approximately 9 miles to the north east via the A690.

The wider estate is predominantly industrial but includes office and leisure uses such as Premier Inn and independent gyms and palates studios. Retail amenity is available at the nearby Durham City Retail Park.

Description

A large warehouse unit comprehensively refurbished including a new insulated roof, insulation and cladding to the elevations and new M&E installations. The refurbished specification includes

- 4 self-levelling docks under a canopy
- 3 level access loading doors
- New services
- 5.56m minimum eaves
- Extensive secure service yard
- Potential for loading access from 2 elevations
- Self-contained site with ample car parking



Inside adjoining Unit 2 warehouse

Accommodation

	sq m	sq ft
Main Warehouse	3,941	42,420
Loading Bays and Warehouse Office	860	9,255
Ground Floor Office	228	2,450
First Floor Office	262	2,820
Total GIA	5,291	56,945
Canopy	442	4,757

Terms

Available by way of new Full Repairing and Insuring lease for a term of years to be agreed.

Rent

On application.

Business Rates

To be reassessed upon completion.

Services

We understand that the property is connected to all mains services.

VAT

All figures quoted are exclusive of VAT which may apply.

Energy Performance Certificate (EPC)

To be assessed upon completion.

Enquiries and Viewing

Via agents HTA Real Estate

Nick Atkinson - nick@htare.co.uk

Direct Tel: 0191 244 3011

Russell Taylor - russell@htare.co.uk

Direct Tel: 0191 245 3012

Or joint agent Frew Pain on 0191 229 9517

June 2020



Level and dock level access from main service yard



Car park and offices



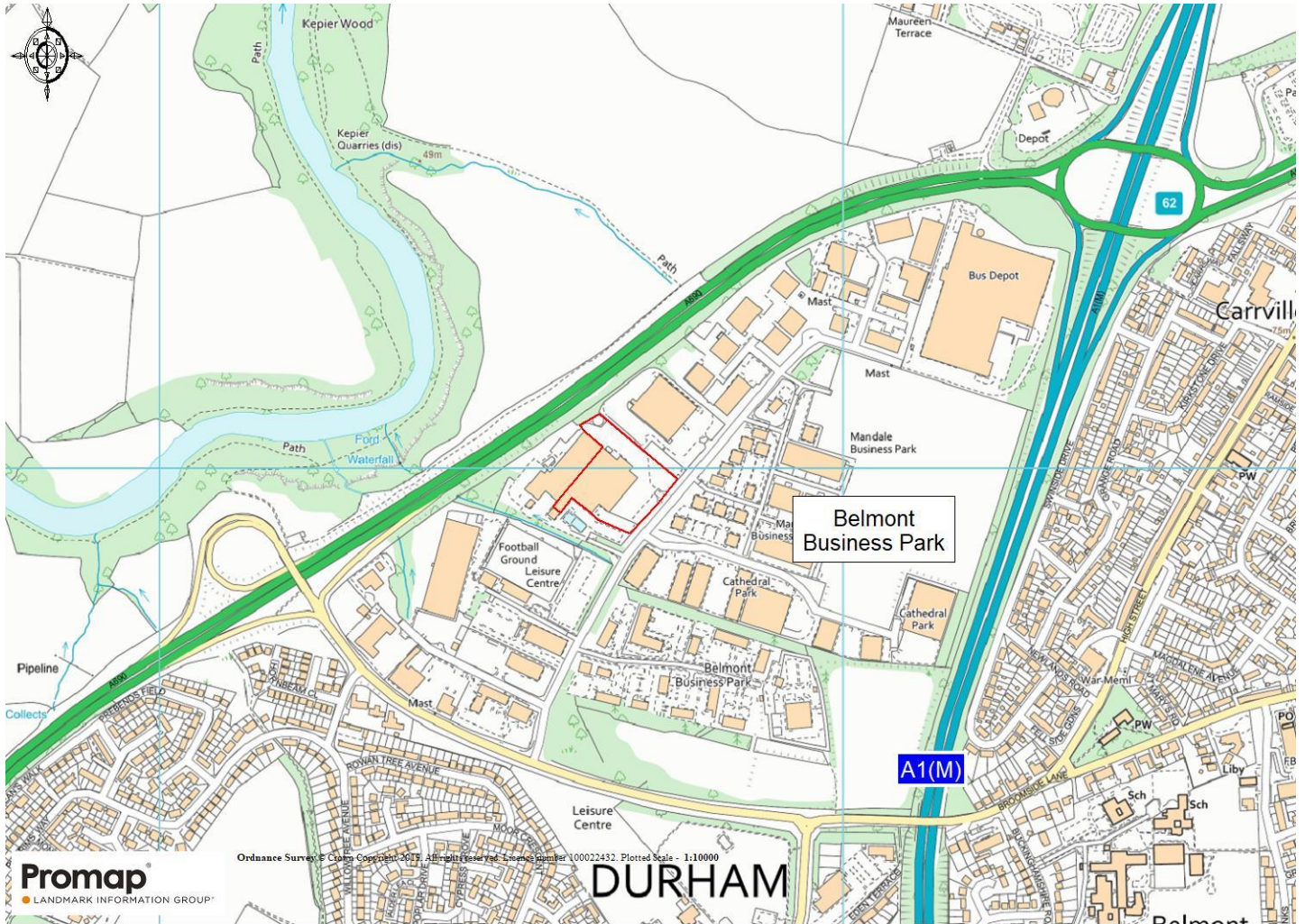
Transport Office and loading bay



Additional service yard

IMPORTANT NOTICE

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Belmont Location Plan

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