

TO LET

Unit 1, Rhodes Court, Rennys Lane, Durham, DH1 2RS



KEY FEATURES

13,333 SQ FT / TRADE COUNTER - WAREHOUSE / 5.4M EAVES HEIGHT / 1 GROUND LEVEL LOADING DOOR

For more information, please contact:

Jake Pygall
Partner

07795 237 286

jake.pygall@cushwake.com

Tom Cooley
Associate

07385949988

Tom.cooley@cushwake.com

OR Joint Agent:
Daryl Carr

07475 611 637

Daryl@grahamshall.com

cushmanwakefield.com

Location

Unit 1 occupies a prominent position on Rennys Lane Industrial Estate, one of Durham's established commercial locations, situated approximately 1.5 miles north-east of Durham City Centre. The estate provides a well-balanced mix of trade counter, industrial and warehouse occupiers, creating a proven business environment for a range of industrial and trade-related uses.

The property benefits from excellent connectivity, with Junction 62 of the A1(M) located approximately 2 miles to the east via the A690, providing convenient access to Newcastle upon Tyne, Sunderland, Teesside and the wider North East region. Durham Railway Station is also within easy reach, offering regular services on the East Coast Main Line.

The surrounding area is home to a number of national and regional occupiers, and a large out of town retail park, reinforcing the estate's credentials as a key industrial and trade hub serving County Durham and the wider Northeast marketplace.

Description

The subject consists of a modern end of terrace Trade Counter/Industrial/Warehouse unit, of steel portal frame construction, under a pitched profile metal roof, with part brick, part profile metal elevations and a concrete floor.

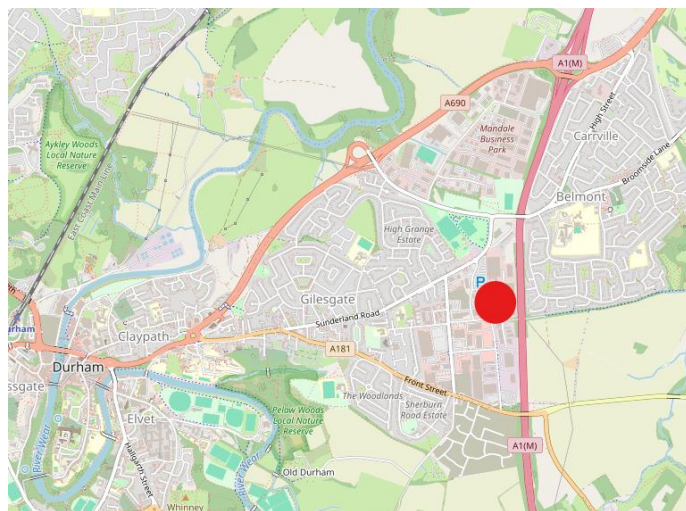
The unit benefits from the following brief specifications:

- 5.4M Eaves Height
- 1 Ground Level Loading Door
- Large, secure yard & parking area
- Lighting to the warehouse
- Integral office accommodation with welfare facilities
- External floodlighting
- C. 10% translucent roof panels (allowing for natural light)

The unit will be fully refurbished, details available upon request.

Tenure

Leasehold on a new lease (terms to be agreed). Please enquire for further details.



Accommodation

AREA	SQ FT	SQ M
Warehouse	10,144	942.4
Office/Trade/Welfare	3,189	296.3
TOTAL	13,333	1,238.7

VAT

VAT will be payable at the prevailing rate on any transaction.

Services

We understand all mains services are connected, apart from Gas.

EPC EPC Rating: B - 37



For more information, please contact:

Jake Pygall
Partner

07795 237 286
Jake.pygall@cushwake.com

Tom Cooley
Associate

07385 949 988
Tom.cooley@cushwake.com

OR Joint Agent:
Daryl Carr

07475 611 637
Daryl@grahamshall.com

cushmanwakefield.com