

TO LET

4 Mercantile Road, Rainton Bridge Industrial Estate, Houghton le Spring, DH4 5PH



Factory/Warehouse Unit of 307m² (3,309 sq ft)

- Terraced storage / workshop unit
- Total floor area 307 m² (3,309 sq ft)
- Units incorporate office and WC facilities
- Within 4 miles of A1 and 3 miles of A19
- Rent: £19,000 + VAT

SITUATION

The unit is located at Rainton Bridge Industrial Estate which is a popular and long established industrial area of Houghton le Spring.

The estate is approximately 4 miles east of the A1 and 3 miles west of the A19 with both routes providing excellent access both regionally and nationally.

Please refer to the attached site and location plans for more detailed information.

DESCRIPTION

The unit offers good quality storage / workshop space ideally suited for small and start-up businesses.

It is of traditional brick construction with a double-pitched concrete tiled roof supported on steel trusses.

Internally, the unit has a minimum clear height of 4.30m and benefits from concrete floors, offices, and WC facilities.

The estate benefits from a large block-paved paved service area to the front of the units which provides vehicular access to the unit via an electrically-operated roller shutter measuring 2.70m wide x 3.70m high.

ACCOMMODATION & RENTALS

The unit has been measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice and approximate floor areas are set out as follows:

	M ²	Ft ²
Total floor area	307	3,309

SERVICES

The unit benefits from all mains services including 3 phase electricity.

SERVICE CHARGE

The estimated budget for service charge for 2023 is:

Unit 4 - £2,635

RATEABLE VALUE

The unit has a Rateable Value of £13,750 (2017 listing).

ENERGY PERFORMANCE

The unit has the following Energy Performance ratings:

Unit 4 - D (88)

LEASE TERMS

The unit is offered to let by way of a new lease for a term of years to be agreed at the rent listed above which is quoted exclusive of rates and VAT.

VAT

All rents and charges are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate.

VIEWING

Strictly by appointment through Knight Frank.



Particulars: February 2023

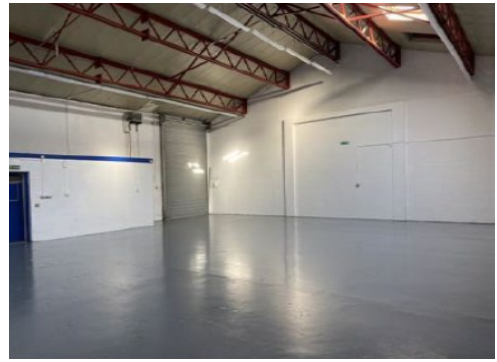


Image: September 2017

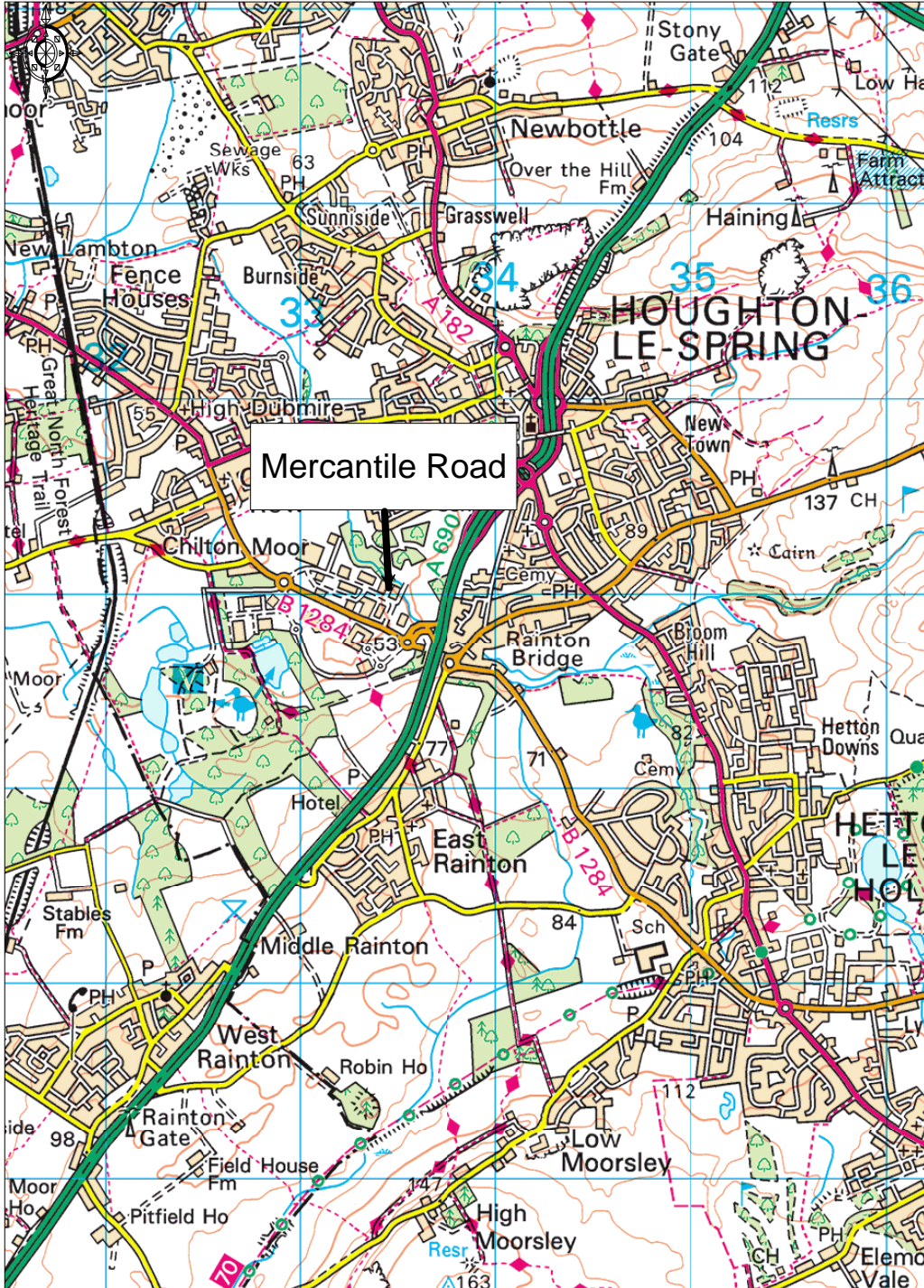
For further details please contact:



BRAD SHIELDS
07468 724 175
Brad.shields@knightfrank.com

Subject to Contract

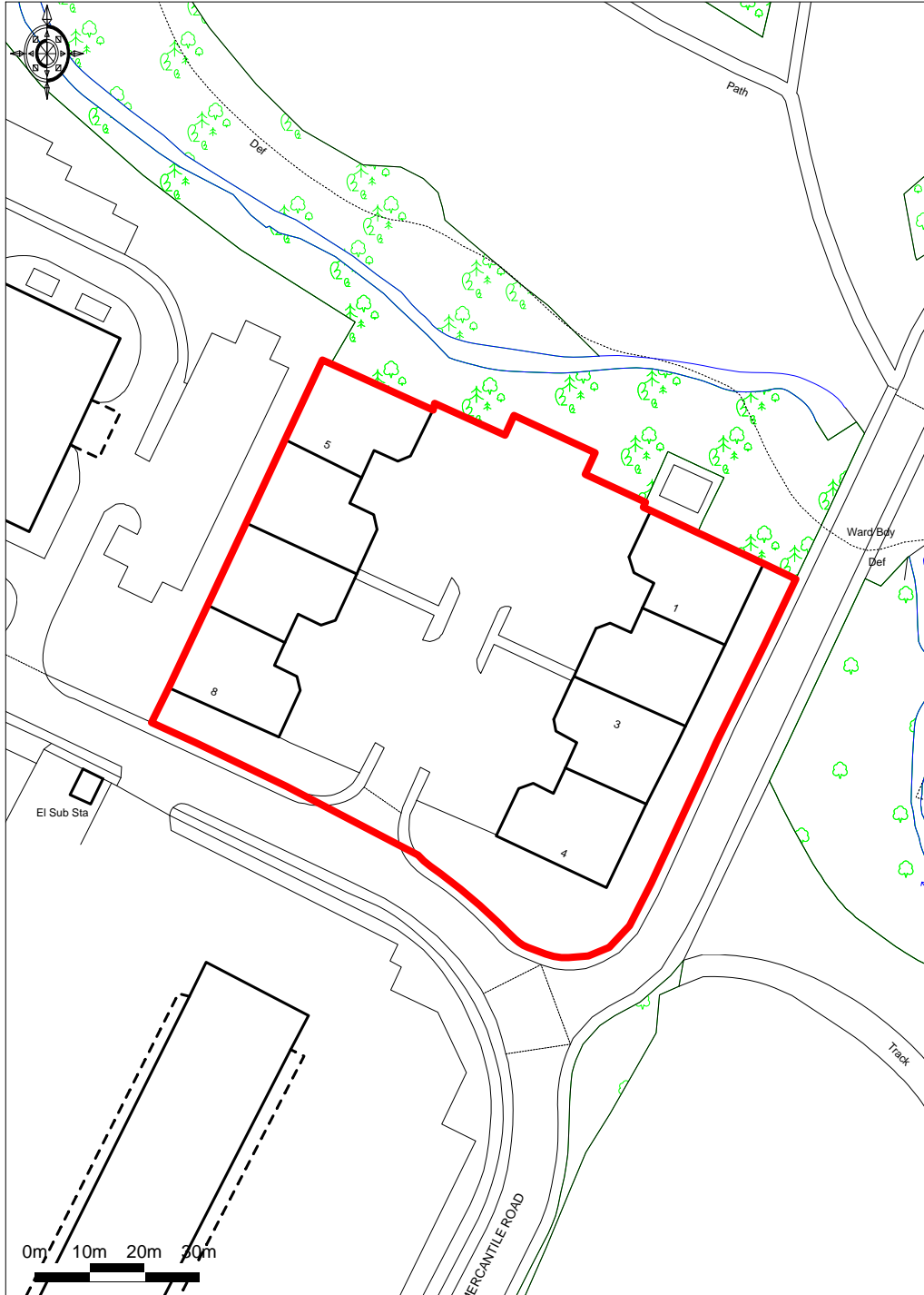
Mercantile Road,
Rainton Bridge Industrial Estate, DH4 5PH



Ordnance Survey © Crown Copyright 2016. All rights reserved.
Licence number 10002432. Plotted Scale - 1:35000

Mercantile Road

This plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form any part of any contract.



Ordnance Survey © Crown Copyright 2016. All rights reserved. Licence number 100022432.
Getmapping plc 2016. Plotted Scale - 1:1250



Mercantile Road Rainton Bridge Industrial Estate

This plan is published for guidance only and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form any part of any contract.