

TO LET – £30,000 per annum plus VAT

**Unit 3, St Johns Road, Meadowfield Industrial
Estate, Durham, DH7 8TZ**

Light Industrial Premises with Offices and Stores – 5,778sq.ft.

CARVER
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& PROPERTY CONSULTANTS



SITUATION/LOCATION

St Johns Road is the main estate road through Meadowfield Industrial Estate, a popular and diverse trading estate incorporating occupiers including YESSS Electrical, The Banks Group and CEF among others. Meadowfield Industrial Estate lies approximately 2.5 miles south of Durham City Centre and benefits from swift access to the A167 at Nevilles Cross linking with the A1(M) at Thinford / Carrville within a short driving distance.

DESCRIPTION

Mid-terrace light industrial premises with offices, stores and kitchen/wc.

The property is of traditional construction held under a steel deck roof. The main warehouse is open plan served with roller shutter access, LED lighting and a three-phase power supply.

There are offices with kitchen and wc.

Externally there is parking for 5 vehicles at the front.

TENURE

The property is available by way of a new lease drawn on standard full repairing and insuring terms for a term of years to be agreed.

SERVICE CHARGE

A service charge is payable towards common site repair and upkeep. Further information is available via the Agent.

ACCOMMODATION

| | | |
|---------------------|-------------|-------------|
| Warehouse | 419.04sq.m. | 4,510sq.ft. |
| Offices / Anc | 117.78sq.m. | 1,268sq.ft. |
| Gross Internal Area | 536.82sq.m. | 5,778sq.ft. |

RATEABLE VALUE

| | |
|--------------------|---------|
| Current: | £20,000 |
| From 1 April 2026: | £25,000 |

Interested parties are advised to qualify the incidence of business rates with the local rating authority.

COSTS

Each party shall be responsible for their own legal, surveying and professional costs incurred within this transaction.

APPLICATION FEE

Where the undertaking of references is carried out by the Agent an application fee is payable by the applicant for the lease. Please ask agent for further information.

VAT

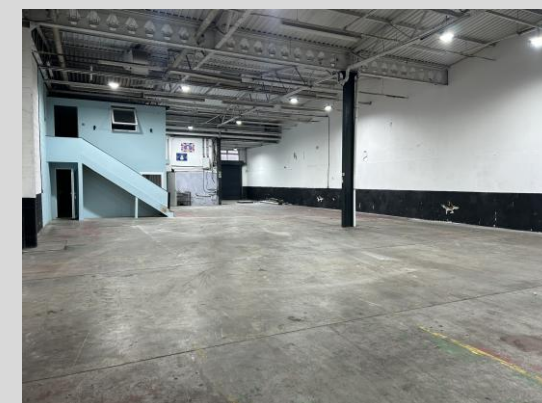
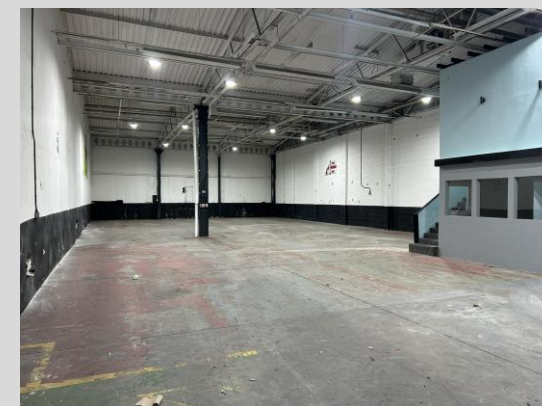
VAT is applicable to the rent and service charge.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

E-119



18 St Cuthberts Way
Darlington,
County Durham
DL1 1GB
Telephone: 01325 466945

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