



# UNIT 14 CATHEDRAL PARK

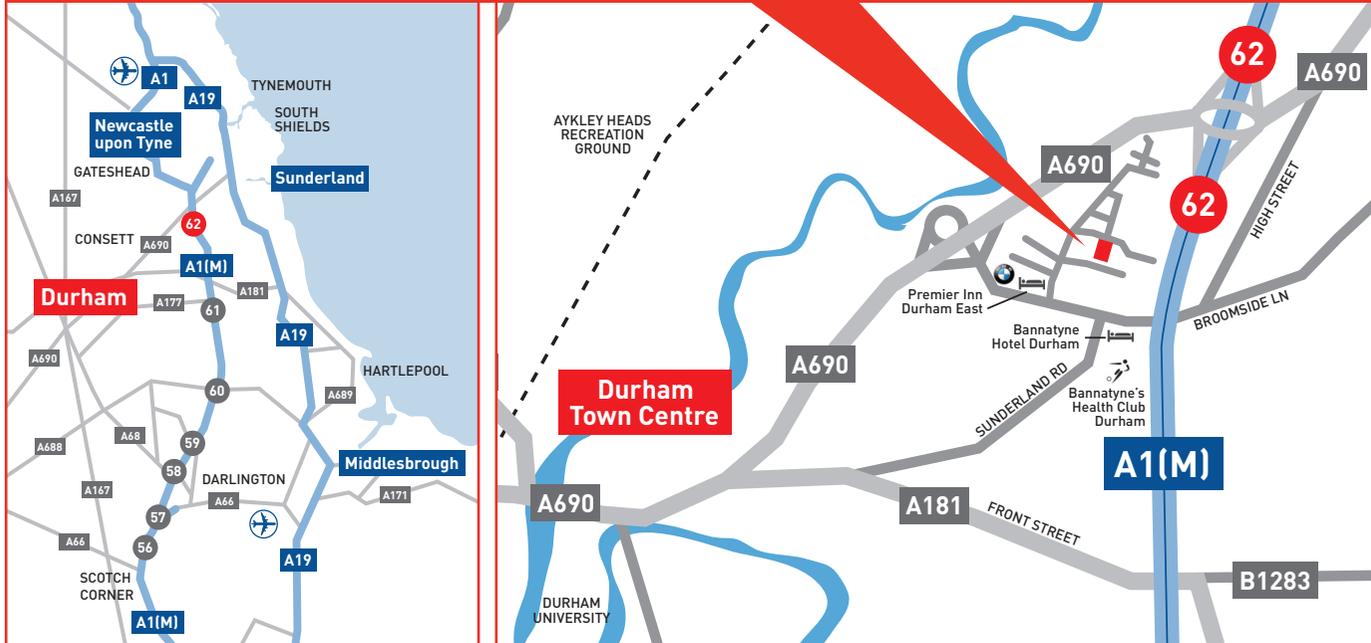
BELMONT INDUSTRIAL ESTATE,  
DURHAM DH1 1TF



## TO LET

MID TERRACE WAREHOUSE/PRODUCTION UNIT  
4,106 SQ FT (381.5 SQ M)

## UNIT 14 CATHEDRAL PARK, BELMONT INDUSTRIAL ESTATE, DURHAM, DH1 1TF



## LOCATION

Belmont Industrial Estate is located just off Junction 62 of the A1M motorway approximately one mile north of Durham City Centre. Newcastle upon Tyne City Centre lies approximately 15 miles north via the A1M and Sunderland City Centre approximately 9 miles to the north east via the A690. The site not only has excellent road links to all parts of the region, but is also well situated for Newcastle and Teesside Airports, Intercity main line railway stations at both Newcastle and Durham and the ports on Tyneside and Teesside.

## FURTHER INFORMATION

For further information or to arrange a viewing please contact the sole agents:



simon@htare.co.uk  
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**MISREPRESENTATION ACT** All premises are offered subject to contract and availability. These particulars are issued, without responsibility on the part of the vendor, HTA Real Estate or any of their respective employees or agents and serve only as an introductory guide to the premises. No part of them constitutes a term of a contract or a statement or representation upon which any reliance can be placed. Any person with an actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. Neither HTA Real Estate nor any of their employees or agents have any authority to make or give any representation or warranty as to the premises whether in these particulars or otherwise. September 2024. Designed and produced by www.thedesigntaxchange.co.uk Tel: 01943 604500

## DESCRIPTION

The property comprises a modern industrial/warehouse unit of steel portal frame construction to eaves height of approximately 6 metres to underside of haunch. Elevations are a combination of brick and block work at low level with profile metal elevations above and to the roof. Loading to the unit is via a ground level loading door that provides access to a shared yard.



## TENURE

The unit is available by way of a new FRI lease and full particulars are available on application.

## ACCOMMODATION

The gross internal areas are:

Description	Sq Ft	Sq M
Unit 14	4,106	381.5

## EPC

The property has an EPC rating of B(44).