



## **Preliminary Details Available January 2026**

### **Units 1&2 The Henderson Building Bowburn North Industrial Estate DH6 5NG**

- Unit 1 – 50,425 sq ft
- Unit 2 – 35,837 sq ft
- Available as a whole or separately
- Two storey offices
- Extensive car parking
- Cranes in part

**SUBJECT TO CONTRACT**

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## Location

The property is located at the entrance to Bowburn North Industrial Estate. Bowburn is situated approximately 4 miles south of Durham and 17 miles north of Darlington at J61 A1(M). Access to the estate is off the A177.

Bowburn North is a well-established estate, with several manufacturing, logistics and trade counter occupiers in situ, including Electrolux, Esh Group and Brakes. The estate is located immediately north of Amazon's 2m sq ft Durham fulfilment centre.

## Description

The estate comprises 4 units with secure yard space. Units 1 & 2 are available. Unit 1 offers manufacturing accommodation with office space over ground and first floors. Unit 2 has been refurbished with a new roof covering and new loading doors offering storage.

Externally the property benefits from a secure yard to the front and rear of the buildings. Unit 1 benefits from dedicated car parking to the front of the property. The total site extends to approximately 3.91 hectares (9.65 acres).

Unit 1 is available from January 2026. Unit 2 is immediately available on flexible terms and can be combined with Unit 1 to suit larger requirements.



New roof covering on Unit 2 (2025).

## Terms

Available by way of full repairing and insuring leases for a term to be agreed. Rent on application for each building or the two units combined.

## Accommodation

	sq m	sq ft
Unit 1	4,684.6	50,425
Unit 2	3,334.0	35,887
Total GIA	8,014.6	86,312

## Business Rates

According to the Valuation Office Agency website the properties have Rateable Values as follows:

Unit 1 - £120,000

Unit 2 - £26,750

Interested parties speak to the Local Rating Authority to confirm the rates payable.

## 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)

The properties have the following EPC Ratings:

Unit 1 - D

Unit 2 - C

Copies of the certificates are available on request.

## Anti-Money Laundering

Under UK regulations we are obliged to confirm the identity of all parties in an agency transaction. You may therefore be asked to provide appropriate documentation to enable us to complete online identity verification.

## Viewing

Via Agents HTA Real Estate

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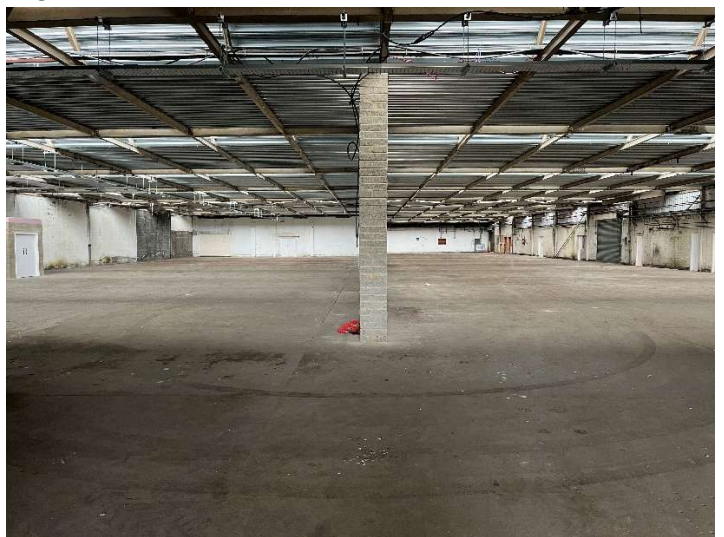
Unit 1



Unit 1



Unit 2



Unit 2





