

INDUSTRIAL UNIT FOR SALE

£950,000

Mill House,
Littleburn Road,
Littleburn Industrial Estate,
Durham,
DH7 8HJ

Bradley Hall

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33-39 Grey Street, Newcastle upon Tyne NE1 6EE



Key Info



The property is available
For Sale at £950,000



Industrial Unit with
secure yard



Situated within
Little burn Industrial
Estate



Unit Size
(GIA)
720 sqm
(7,750 sq ft)



Tenure
Freehold



EPC Rating
To be assessed

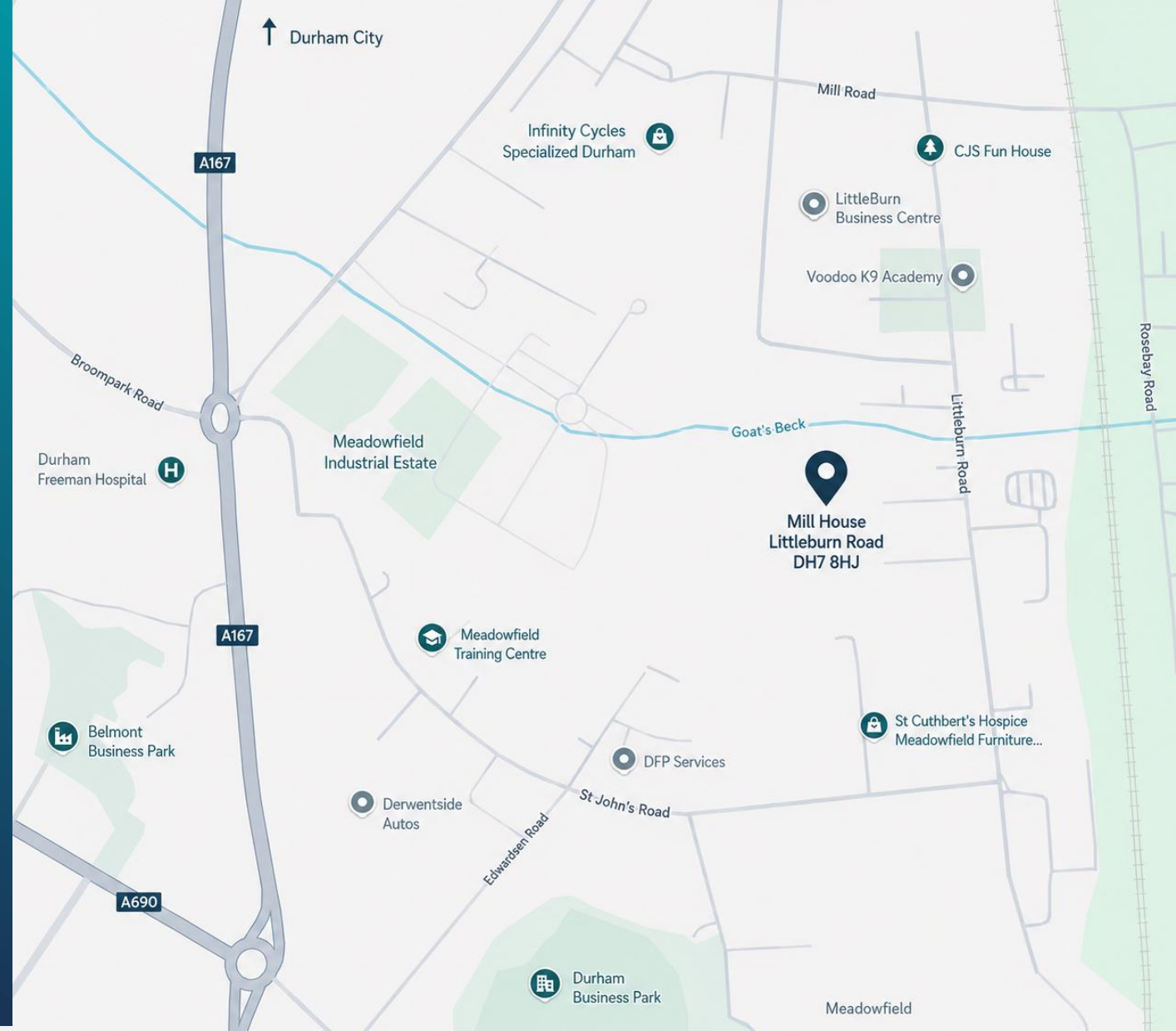


Secure Yard
Approximately
(0.52 acres)

LOCATION

This property, located within the established Littleburn Industrial Estate in Langley Moor, Durham, offers a well-positioned industrial and warehouse space in a popular commercial location. Benefiting from excellent access to Durham City, the A690, and the wider North-East road network, the estate is ideally situated for manufacturing, storage, distribution, and trade counter operations.

The estate is well maintained and home to a variety of established occupiers, creating a professional business environment. This property represents an excellent opportunity for companies seeking quality industrial premises in a strategic and accessible County Durham location.



DESCRIPTION

The Freehold property comprises a detached industrial unit of masonry construction beneath an apex roof, benefiting from vehicle loading bays with roller shutter doors. The unit provides generous internal accommodation suitable for a range of business uses.

Externally, the property benefits from a secure yard enclosed by metal fencing with gated access. The site extends to approximately 0.5 acres.

Unit	Sq Ft	Sq M
Industrial	7,750	720

Land	Acres	Hecares
Site Total	0.52	0.21



Important Information



The property is available
for £950,000

Rating Assessment

The rateable value of the premises as at 1 April 2026 is £30,000 and the estimated rates payable for the current year is £12,950. This is based on the standard Small Business Rate of 43.2p in the pound, however, interested parties should confirm the current position with the Local Authority.

AML Regulations

In accordance with Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

EPC

To be Assessed

Legal Costs

Each party is responsible for their own legal costs.

VAT

This property is elected for VAT.
All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

Code of Leasing a Business Premises

Interested parties are advised to refer to the RICS Code for Leasing Business Premises 2020.
[February_2020_Code_For_Leasing_Business_Premises_England_And_Wales_1st_Edition.pdf](#)



For Viewings & Further Information

For all enquiries and viewing
arrangements please contact sole agents,
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