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Lewis & Partners





PROPOSAL

We are instructed to seek offers in excess of £10,000,000 (Ten Million Pounds) exclusive of VAT, reflecting a net initial yield of 8.66% assuming purchasers costs of 6.70%. This also assumes that transactions in progress have completed and a total rent of £924,388 per annum.

Investment Summary

- Tursdale Business Park is a well-established industrial estate in County Durham
- Excellent access to the A1(M) motorway, particularly Junction 61, is a key advantage for logistics and distribution.
- Immediately adjacent to the Amazon Fulfilment Centre and the wider Integra 61 development.
- Features 24-hour manned security and CCTV within a self-contained complex
- Offers industrial workshops, warehouses, and open storage land, including units with heavy craneage capacity
- Current passing rent of £924,388 per annum providing excellent short term income
- 37% of income is currently from open storage
- Opportunity for significant redevelopment of the existing buildings and the creation of additional open storage space
- Significant Growth & Development Potential; adjacent land is designated as a 'Safeguard Site for Employment Use' and is integrated with the Integra 61 development, indicating future expansion and synergy with a major logistics hub
- Proposed road-rail freight interchange leveraging the East Coast Main Line and mothballed Leamside Line would enhance strategic value
- · 34.62 acre freehold site



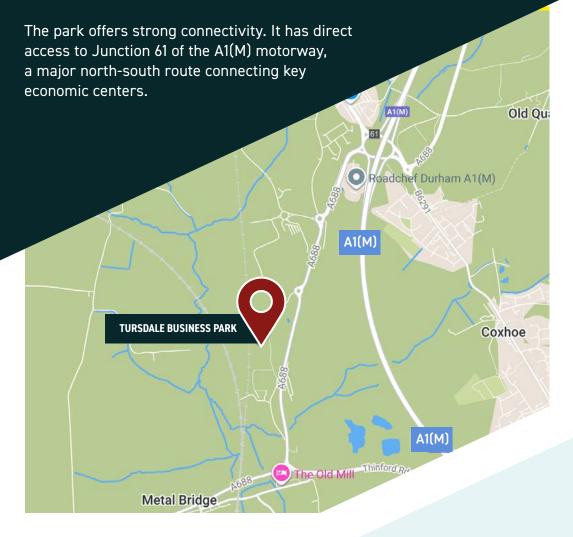


Location

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Tursdale Business Park is located on Tursdale Road in Durham, postcode DH6 5PG. It is approximately five miles south of Durham City, within Tursdale.







J61 - A1(M) - 1.3 miles / 7 mins

Durham - 7.5 miles / 15 mins

Middlesbrough - 19.5 miles / 30 mins

Newcastle upon Tyne - 21.8 miles / 36 mins

Durham Train Station - 8.9 miles / 17 mins



Newcastle - 15 miles / 15-20 mins Leeds - 70 miles / 1 hr 25 mins Londons Kings Cross - 240 miles / 2 hrs 50 mins Edinburgh Waverley - 120 miles / 1 hr 50 mins

(Durham Train Station (East Coast Mainline) is approximately 8.9 miles / 17 minutes by road from Tursdale Business Park)



Teesside International Airport - 19.3 miles / 30 mins **Newcastle International Airport** - 28 miles / 39 mins

Situation

A key locational advantage is its immediate proximity to the Amazon Fulfilment Centre and the Integra 61 development. Integra 61 is recognized as the "North East's premier mixed-use logistics and manufacturing hub, strategically located at Junction 61 of the A1(M). This proximity positions Tursdale Business Park within a major and expanding logistics corridor.

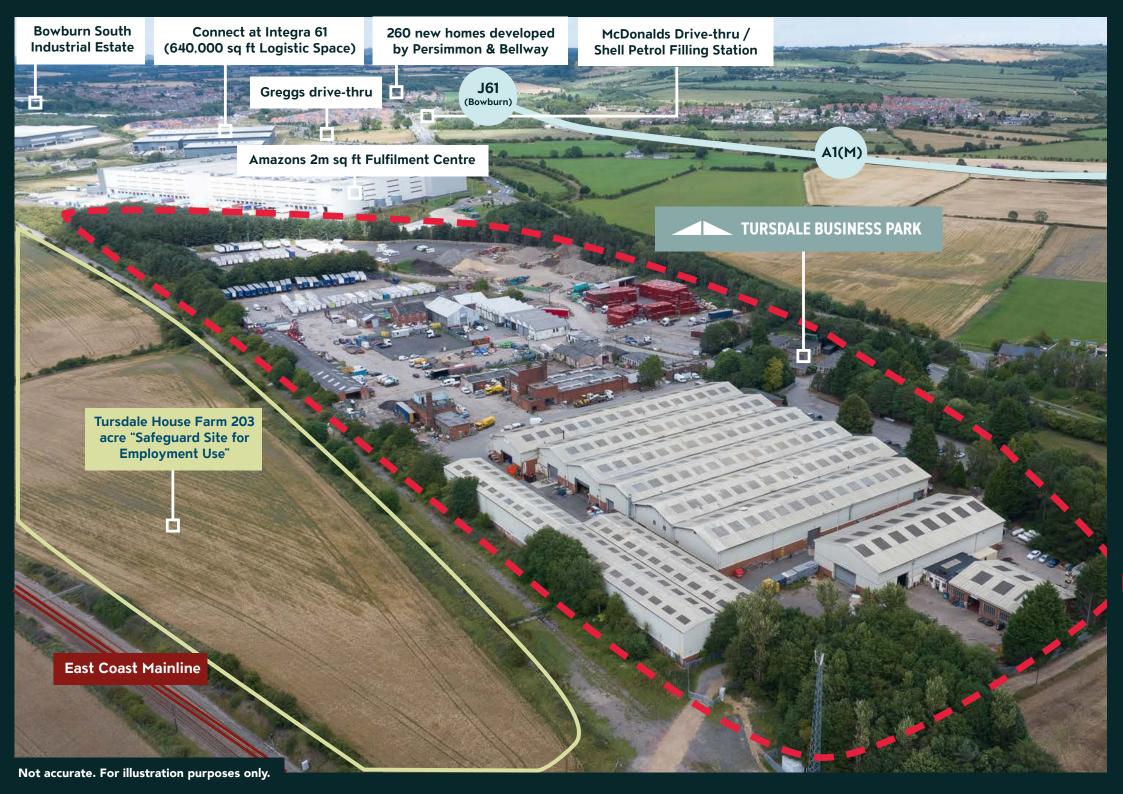
The Amazon Fulfillment Centre at Integra 61 is a substantial logistics facility, spanning 2 million sq ft and located on the 205-acre Integra 61 site. Amazon was the first business attracted to this strategic site, creating 1,000 new jobs.

Integra 61 is a 205-acre (83-hectare) mixed-use business and distribution park, projected to attract £166 million in investment and support around 3,000 new jobs over a 10-year period. Significant infrastructure works, totalling over £35 million, including two new roundabouts on the A688, have been completed.



Completed and Planned Developments at Integra 61:

- Industrial/Logistics Space: 640,000 sq ft of prime industrial/warehouse accommodation across five units (known as the Connect scheme) reached practical completion in October 2023. This includes Connect 298, a 298,000 sq ft stand-alone high-bay warehouse, and four additional units ranging from 43,000 to 152,000 sq ft. The overall Integra 61 development has consent to deliver more than 3 million sq ft of employment space.
- Residential: Bellway's 91-unit housing development (Clarence Gate) is underway, complementing Persimmon's largely completed first phase of 170 homes (Millbeck Grange). Outline consent for Integra 61 allows for up to 270 homes in total.
- Roadside Amenities: The roadside element has seen success with KFC opening a new drive-thru alongside existing Greggs and Costa Coffee drive-thru units. Future plans include a hotel, a nursery, and additional roadside retail units, a family pub/restaurant, trade counter units, and car showrooms. A residential care home is also part of the outline consent.



Description

Tursdale Business Park is an established industrial estate with a good mix of occupiers and businesses. It functions as a medium to heavy engineering complex accommodating diverse industrial and commercial activities.







Accommodation

Tursdale Business Park offers industrial, service, and open land facilities.

Unit types include workshops, factory spaces, and high-bay warehouse accommodations with integrated offices as well as self-storage and industrial land. Key features include 24-hour manned security and CCTV within a self-contained complex, an automatic security gate system, and ample parking.

All mains services are available. Units like S7 feature heavy-duty craneage (40-tonne, 10-tonne, 5-tonne), supporting heavy engineering or large-scale logistics.





Not accurate. For illustration purposes only.

Property/Unit	Description	Tentant	Unit size (sq ft)	Lease start	Lease end	Annual rent	£psf	Comments
Unit N2, Tursdale Business Park	Industrial	Unit Vacant	1,276			£-		
Unit N3, Tursdale Business Park	Industrial	Unit Vacant	3,100			£-		
Unit N4, Tursdale Business Park	Industrial	GST Transport Limited	4,695	UNDER OFFER		£25,000.00	£5.32	Lease renewal: 5 year lease agreed; £25k pa in years 1-3 and £27k pa thereafter
Unit N5, Tursdale Business Park	Industrial	Unit Vacant	1,350			£-		
Unit N6A, Tursdale Business Park	Industrial	JML Inspection Ltd	3,060	01 Aug 2024	31 Jul 2027	£15,000.00	£4.90	
Unit N6B, Tursdale Business Park	Industrial	Gavin Smith	800	07 Jun 2023	06 Jun 2026	£5,000.04	£6.25	
Unit N6C, Tursdale Business Park	Industrial	CONFIDENTIAL	1,824	UNDER OFFER		£23,000.00	£12.61	New letting: 3 year lease with breaks every 12 months at £23,000 pa
Unit N7A, Tursdale Business Park	Industrial	Dolphin Tooling Limited	1,000	01 Aug 2018	31 Jul 2020	£7,000.00	£7.00	
Unit N7B, Tursdale Business Park	Industrial	Dolphin Tooling Limited	1,107	01 Aug 2018	31 Jul 2020	£7,000.00	£6.32	
Unit N7C, Tursdale Business Park	Industrial	Mr Andrew Hare t/a Chipsaway	1,180	04 Sep 2023	03 Sep 2026	£6,500.00	£5.51	
Unit N7D, Tursdale Business Park	Industrial	Daniel Long t/a Flex-Ability Fitness	2,400	15 Oct 2020	31 Jan 2027	£9,250.00	£3.85	
Unit N7E, Tursdale Business Park	Industrial	Daniel Long t/a Flex-Ability Fitness	1,200	01 Feb 2024	31 Jan 2027	£9,250.00	£7.71	
Unit N7F Bay 1, Tursdale Business Park	Industrial	Terrance David Isles	1,200	01 Jan 2018	31 Dec 2020	£3,600.00	£3.00	
Unit N7F Bays 2&3, Tursdale Business Park	Industrial	Chris Pringle	2,400	01 Jan 2024	31 Dec 2027	£9,000.00	£3.75	
Unit N7G, Tursdale Business Park	Industrial	Kerbside Automotive	1,251	17th July 2025	16th July 2028	£11,000.00	£8.79	New letting: 3 year lease with breaks every 12 months at £11,000 pa
Unit N10A, Tursdale Business Park	Industrial	Hessle Fork Trucks Limited	4,000	01 Nov 2021	31 Oct 2024	£12,000.00	£3.00	
Unit N10B, Tursdale Business Park	Industrial	Richard Dent T/A RDS	2,400	23 Aug 2024	22 Aug 2027	£12,000.00	£5.00	
Unit N10C Bay 1, Tursdale Business Park	Industrial	WELD-IT Fabrications UK Ltd	740	01 Mar 2025	29 Feb 2028	£8,000.00	£10.81	
Unit N10C Bays 2&3, Tursdale Business Park	Industrial	Ray Nevison	1,600	01 Aug 2019	31 Jul 2022	£4,250.04	£2.66	
Unit N10C Bay 4, Tursdale Business Park	Industrial	A Williams Groundworks Ltd	800	12 Dec 2023	01 Apr 2028	£8,500.00	£10.63	
Unit N10D, Tursdale Business Park	Industrial	Anderson Plant and Haulage Limited	4,000	01 Jul 2020	30 Jun 2024	£13,500.00	£3.38	



Property/Unit	Description	Tentant	Unit size (sq ft)	Lease start	Lease end	Annual rent	£psf	Comments
Unit N19A Suite 1, Tursdale Business Park	Office	Unit Vacant	288					
Unit N19A Suite 2, Tursdale Business Park	Office	Unit Vacant	289					
Unit N19A Suite 3, Tursdale Business Park	Office	Unit Vacant	485					
Unit N19A Suite 4, Tursdale Business Park	Office	Unit Vacant	584					
Unit N19A Suites 7&8, Tursdale Business Park	Office	Unit Vacant	571					Opportunity to demolish to create additional open storage land or development opportunity.
Unit N19A Tursdale Business Park	Industrial	Quality Group Support Limited	3,093	05 Nov 2021	04 Nov 2026	£18,000.00	£5.82	
Unit N19A Suite 11, Tursdale Business Park	Office	Unit Vacant	286					
Unit N19B, Tursdale Business Park	Industrial	Unit Vacant	2,980					
Unit N19C, Tursdale Business Park	Industrial	Unit Vacant	4,133					
Unit S1A, Tursdale Business Park	Industrial	Total Moulding Solutions Limited	27,381	25 Nov 2020	24 Nov 2030	£68,452.50	£2.50	
Unit S1B, Tursdale Business Park	Industrial	Total Moulding Solutions Limited	7,019	UNDER OFFER		£28,000.00		Lew letting (expansion): Under offer on co-terminus terms to S1A expiring in 2030 at £28,000 pa with half rent in year 1
Unit S1C-S4, Tursdale Business Park	Industrial	Electropaint Ltd	70,555	01 Jul 2023	30 Jun 2033	£139,466.25	£1.98	
Unit S3 (Rooms 38&39), Tursdale Business Park	Office	Unit Vacant	2,464					
Unit S3 (Rooms 40&41), Tursdale Business Park	Office	Unit Vacant	406					
Unit S3 (Rooms 42-44), Tursdale Business Park	Office	Unit Vacant	349					
Unit S4 (Rooms 3&4), Tursdale Business Park	Office	Mr Christopher Woolley t/a Libracraft	376	01 Nov 2014	31 Oct 2017	£2,820.00	£7.50	
Unit S4 (Room 5), Tursdale Business Park	Office	Unit Vacant	77					
Unit S4 (Room 24& 24A), Tursdale Business Park	Office	Unit Vacant	712					
Unit S4 (Room 31), Tursdale Business Park	Office	Unit Vacant	572					
Unit S5, Tursdale Business Park	Industrial	Tolley Fabrications Limited	12,708	10 Feb 2016	09 Feb 2027	£51,000.00	£4.01	
Unit S6, Tursdale Business Park	Industrial	Tolley Fabrications Limited	4,540	21 Apr 2014	09 Feb 2027	£18,000.00	£3.96	
Unit S7, Tursdale Business Park	Industrial	Durata UK Ltd	22,562	01 May 2025	30 Apr 2035	£70,000.00	£3.10	Currently £52,500 pa - Topped up to £70,000 pa (01/05/2026)

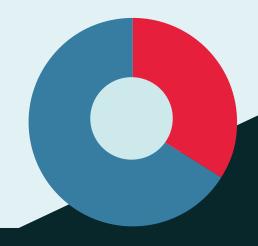
Property/Unit	Description	Tentant	Site coverage (acres)	Lease start	Lease end	Annual rent	Comments
Storage 1, Tursdale Business Park	Open Storage	Unit Vacant	0.088				Included for accountancy purposes.
Storage 2, Tursdale Business Park	Open Storage	J R Chapman t/a Aable Services	0.023	15 May 2017	14 May 2020	£800.00	
Storage 4, Tursdale Business Park	Open Storage	BW Haulage Limited	0.055	01 Jan 2017	10 Mar 2026	£1,920.00	
Storage 5, Tursdale Business Park	Open Storage	BW Haulage Limited	0.003	01 Jan 2017	10 Mar 2026	£480.00	
Storage 6, Tursdale Business Park	Open Storage	Esh Construction Limited	1.704	26 Aug 2025	25 Aug 2040	£55,000.00	New 15 year lease with breaks in years 3 and 5. £55k pa in years 1-5 and £60k years 5-10 with a rent review in year 10.
Storage 7, Tursdale Business Park	Open Storage	Unit Vacant	0.063				Included for accountancy purposes.
Storage 8, Tursdale Business Park	Open Storage	Unit Vacant	0.032				Included for accountancy purposes.
Storage 9, Tursdale Business Park	Open Storage	R & C Builders Limited	0.006	01 Feb 2016	31 Jan 2019	£480.00	
Storage 10, Tursdale Business Park	Open Storage	Unit Vacant	0.006				Included for accountancy purposes.
Storage 11, Tursdale Business Park	Open Storage	Unit Vacant	0.080				Included for accountancy purposes.
Storage 12, Tursdale Business Park	Open Storage	Unit Vacant	0.055				Included for accountancy purposes.
Storage 13, Tursdale Business Park	Open Storage	Unit Vacant	0.006				Included for accountancy purposes.
Storage 14, Tursdale Business Park	Open Storage	Parnaby Surfacing & Groundworks Ltd	0.299	18 Jun 2020	17 Jun 2024	£10,000.00	
Storage 15, Tursdale Business Park	Open Storage	Ladhar Transport Company Ltd	0.357	01 Mar 2025	31 Aug 2029	£20,000.00	

Property/Unit	Description	Tentant	Site coverage (acres)	Lease start	Lease end	Annual rent	Comments
Burger Van, Tursdale Business Park	Open Storage	Mr David Wigham	0.002	01 Apr 2019	31 Mar 2019	£2,600.04	
Land 1, Tursdale Business Park	Open Storage	Contract Vehicle Rentals Limited	2.150	08 Jun 2021	31 Jul 2025	£70,400.00	All inclusive rent.
Land 2, Tursdale Business Park	Open Storage	GST Transport Limited	0.813	UNDER OFFER		£40,000.00	New 5 year lease agreed at £40,000 pa
Land 3, Tursdale Business Park	Open Storage	Unit Vacant	0.262				Included for accountancy purposes.
Land 5 Tursdale Business Park	Open Storage	Bensons for Beds Retail Ltd	1.000	04 Oct 2021	03 Oct 2026	£37,000.00	
Land 4, Tursdale Business Park	Open Storage	GST Transport Limited	0.630	UNDER OFFER		£32,000.00	New 5 year lease agreed at passing rent of £32,000 pa
Land 6, Tursdale Business Park	Open Storage	Unit Vacant	0.800				Included for accountancy purposes.
Land 7, Tursdale Business Park	Open Storage	CONFIDENTIAL	1.079	UNDER OFFER		£34,560.00	5 year lease with break at the end of year 2
Land 8, Tursdale Business Park	Open Storage	Jay Storage (NE) Ltd	1.080	01 Aug 2024	31 Jul 2031	£34,560.00	
Units N11 to N18	Open Storage	In the process of being demolished to provide additoinal open storage land	2.37				
Sub-total			12.97			£339,800.04	
TOTAL						£924,388.87	

Summary

Total site area: 34.62 acres

Open storage site area: 11.82 acres



- Total accommodation of **203,813 sq ft** occupying approximately **15.69 acres**
- Total passing rent of £924,388 per annum (following completion of transactions currently in progress)
- Average rent from buildings of only £3.18 psf
- Average open storage rent of only £28,727 per acre

37% of rent from open storage tenants





Short-term Value-Add Opportunities:

- Renting the vacant accommodation at an average of £3.50 psf increases the rent by £69,727 per annum
- Increasing the average rent of the total accommodation to £3.50 psf increases the rent by £128,757.50 per annum
- Increasing the average open storage rent to £35,000 per acre increases the rent by £122,945 per annum
- Creating additional open storage land from the demolition of N11-N18 provides approximately 2.37 acres of additional open storage land
- At £35,000 per acre, the additional land would increase the total rent by £82,950 per annum

Medium-term value add opportunties

- Demolish N19 and other buildings to create more open storage space
- Refurbishment of exisiting buildings to enhance the estate and push rents on (according to CoStar, the average industrial rent across County Durham is approximately £5.00 psf)
- Reconfigure site and roadways to enhance infrastructure and unlock additional open storage land
- \cdot Remove overgrowth of vegetation to unlock further open storage land

Long-term value add opportunities

- Full-scale knock down and redevelopment, emulating other nearby schemes such as Connect at Integara 61
- Integration of large-scale development alongside the 203 acre Tursdale House Farm immediately adjacent and Integra 61 to the north
- Resurrect road-rail freight interchange leveraging the East Coast Main Line and mothballed Leamside Line to enhance the sites strategic value

Development & Future Value-Add Opportunities

Tursdale Business Park is strategically positioned within a major and expanding logistics corridor, providing an incredible opportunity for future development.

Approximately 203.86 acres (82.5 hectares) of land at Tursdale House Farm is designated as a 'Safeguard Site for Employment Use' within the County Durham Local Plan. This designation indicates future industrial or commercial development.

The 'Safeguard Site for Employment Use' at Tursdale House Farm is also directly linked to Integra 61, which is an 83-hectare business and distribution park and a logistics and manufacturing hub at Junction 61 of the A1(M), adjacent to Tursdale Business Park.

This major development is projected to attract £166 million in investment and support 3,000 new jobs. Amazon is a significant occupier, having created 1,000 jobs at Integra 61.

Integra 61 plans include 270 new homes, a hotel, nursery, and roadside retail units, providing local workforce and support services. This creates a synergistic environment where Tursdale Business Park benefits from the broader economic ecosystem and infrastructure development of Integra 61.

Tursdale's location supports potential rail connectivity. A road-rail freight interchange has been proposed, leveraging proximity to the East Coast Main Line, A1(M) and the mothballed Leamside Line. This proposal was part of efforts to develop a north/south freight route as part of the upgrade of the East Coast Main Line made by Railtrack Property and the County Council in 2002, demonstrating long-term vision for multimodal transport integration.



EPCS

EPC ratings range from D to E.

Service Charge

The service charge budget from 1st January 2025 to 31st December 2025 is £337.650.

The open storage tenants contribute 38p psf. S block tenants contribute 83p psf and the remaining building tenants contribute 76p psf.

The tenant occupying 'Land 1' pays an 'all-inclusive' rent. Block N19 does not incur a landlord service charge contribution, however the tenant occupying N19A contributes towards the service charge.

Total buildings insurance premium for the current year is £86,445.64 of which £2,509 relates to the open storage land and £83,936.64 relates to the buildings. The open storage tenants are re-charged £261.30 per acre and the building tenants are re-charged 36p psf.

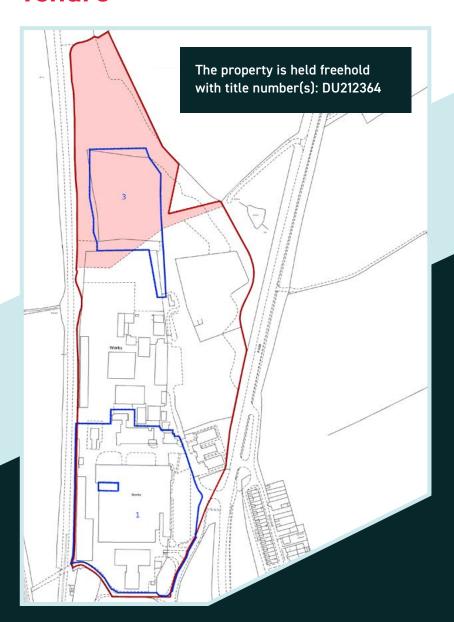
VAT

The property is elected to tax and it is therefore envisaged that the sale will be treated as a TOGC.

Proposal

We are instructed to seek offers in excess of £10,000,000 (Ten Million Pounds) exclusive of VAT, reflecting a net initial yield of 8.66% assuming purchasers costs of 6.70%. This also assumes that transactions in progress have completed and a total rent of £924,388 per annum.

Tenure



Contact

For further information or to arrange an inspection please contact:

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Capital Allowances

There are no unclaimed capital allowances available with the property.

Anti-Money Laundering Regulations and Requirements

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. We will therefore require the following information:

- · Corporate structure and ownership details of purchasers
- · Identification and verification of ultimate beneficial purchasers
- · Satisfactory proof of the source of funds for the purchasers

Important Notice: These property particulars are for general guidance only. Although prepared with all reasonable care, their complete accuracy cannot be guaranteed, and they do not constitute part of an offer or contract. If there is any aspect of these particulars that you consider to be particularly important, it is essential that you seek professional verification. The seller makes no representations or warranties, whether express or implied, concerning the condition of the property or the accuracy of the information contained herein. Prospective purchasers must rely upon their own enquiries and investigations to satisfy themselves as to the correctness of each statement before committing to a purchase. All measurements and boundaries are approximate. The photographs included are for general information only and are subject to copyright; they may not be reproduced, distributed, or transmitted in any form or by any means, including on websites, without the express written consent of the copyright holder.

September 2025



