

# TO LET

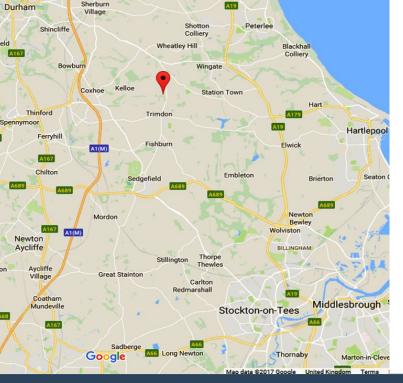
## TRIMDON GRANGE INDUSTRIAL ESTATE TRIMDON GRANGE, CO. DURHAM, TS29 6PA





- Located approx. 6 miles from the A1(M) to the west and 5 miles from the A19 to the east.
- Local Bus services available within short walking distance.
- Security fencing with tenant controlled security gates.
- Overhead sectional loading doors.
- 3 phase electricity supply.

WORKSHOP / INDUSTRIAL UNITS 495 - 2,002 sqft (46 - 186 sqm)





#### TRAVEL DISTANCE

	Miles	Mins	Transport
A1(M) J.61	5.7	11	Car
Bishop Auckland	13	23	Car
Durham City Centre	9	22	Car
Hartlepool	11	21	Car
Source: theAA com			

### TRIMDON GRANGE INDUSTRIAL ESTATE

TRIMDON GRANGE, CO. DURHAM



#### **LOCATION**

Trimdon Grange Industrial Estate is located in County Durham approximately 9 miles south east from Durham. The estate is well placed for accessing both the A1(M) (c. 6 miles) and A19 (c. 5 miles) trunk roads. The estate is accessed off the B1278 which links Trimdon Grange to Fishburn and Sedgefield to the south. Bus services are available locally with bus stops located a short walking distance from the estate.

#### **DESCRIPTION**

There are seven workshop units fronting a shared forecourt. The units are of cavity brick/block construction with insulated cladding under an insulated profiled sheet roof with translucent rooflights. Each unit is accessed via a sectional loading door with a separate personnel door. The estate benefits from steel security fencing with tenant controlled access gates.

#### **SPECIFICATION**

- · Brick and Blockwork construction.
- Insulated profile metal clad mono pitched roof incorporating translucent rooflight panels.
- Loading doors, Block 2 2.5m(w) x 3.10m(h) Block 3 - 3.3m(w) x 3.75(h)
- 3 Phase electricity supply.
- · WC and hand washing facilities.
- 2.4m steel palisade fencing with tenant controlled access gates.

#### **TERMS**

- A variety of leasing options are available
- · Rent payable monthly in advance
- Rent quoted includes the cost of external maintenance charges and building insurance
- Tenant responsible for internal maintenance plus repairs to doors and windows
- Principal rent will increase by a fixed 3% per annum
- Rent deposit required
- Tenant responsible for payment of VAT, rates and utility charges

#### **EPC**

The properties have Energy Performance ratings from Band C(74) to Band E(104). The Certificates and Reports can be made available upon request.

### **VIEWING / FURTHER INFO**

Please contact the agents to arrange a viewing or for further information.



Managing Properties
On Behalf of
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