



**TO LET**

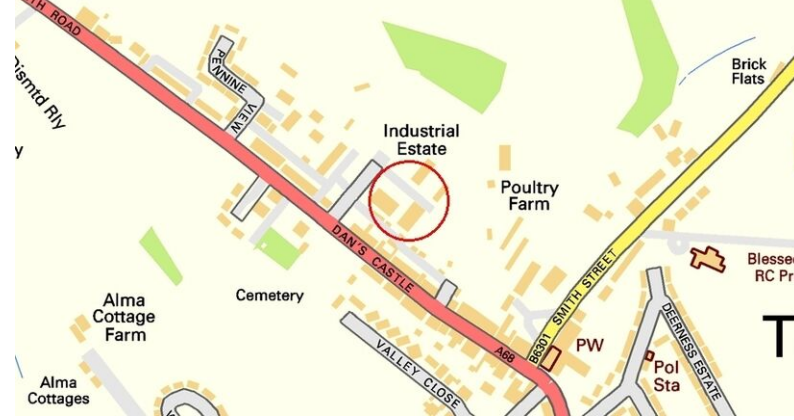
## TOW LAW INDUSTRIAL ESTATE

**DAN'S CASTLE, TOW LAW,  
CO. DURHAM DL13 4BB**



- Good access direct to A68 trunk road
- Security fencing with tenant controlled access gates
- 3 Phase electricity supplies
- Oil fired heating to Block 1
- Insulated loading doors to Blocks 2 to 4
- Units can be combined (subject to availability)

**WORKSHOP / INDUSTRIAL UNITS**  
**517 - 2,739 sqft (48 - 254 sqm)**



## TRAVEL DISTANCE

	Miles	Mins	Transport
Bishop Auckland	9.4	16	Car
Durham City Centre	11.7	22	Car
A1(M) Darlington	19.2	29	Car

Source: theAA.com

# TOW LAW INDUSTRIAL ESTATE

DAN'S CASTLE, TOW LAW, CO. DURHAM



## LOCATION

The estate is situated immediately off the A68 Darlington to Corbridge trunk road in the village of Tow Law. The estate is circa 5 miles north west of Crook.

## DESCRIPTION

12 Workshops are arranged in four single storey blocks within security fenced compounds. Gates are tenant controlled with 24 hour access. The units are of steel framed construction with brick and profile metal cladding walls and insulated metal profile clad pitched roofs incorporating translucent roof panels.

## SPECIFICATION

- Steel portal framed.
- Brick & blockwork walls with insulated cladding above.
- Profile metal clad dual pitched roofs incorporating translucent rooflight panels.
- Floor mounted oil fired heaters to Block 1 production areas.
- 3 Phase electricity supply.
- WC and hand washing facilities.

## 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 D(82) to Band E(120). 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.



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