



TO LET

CASTLE CLOSE INDUSTRIAL ESTATE

CROOK, COUNTY DURHAM DL15 8LU



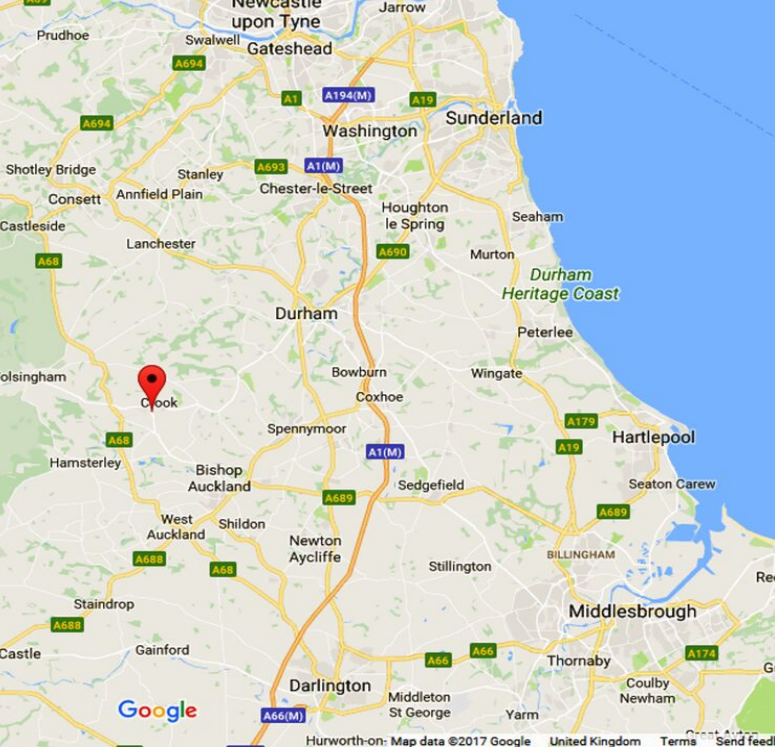
- **Ideal start up units**
- **3 Phase electricity supply**
- **Electrically operated loading doors 2.75m (w) by 2.75m (h)**
- **Security fencing with tenant controlled access gates**
- **Close to local amenities**
- **Adjoining units can be combined (subject to availability)**

WORKSHOP / INDUSTRIAL UNITS
538 - 1,076 sq ft (50 - 100 sq m)



NORTHERN TRUST

www.ntrproperties.co.uk



TRAVEL DISTANCE

	Miles	Mins	Transport
Durham City Centre	10.6	29	Car
Bishop Auckland	5	9	Car
A1(M) J.60	12	21	Car

Source: theAA.com

CASTLE CLOSE INDUSTRIAL ESTATE

CROOK, COUNTY DURHAM



LOCATION

The estate is located to the southern side of Crook town centre and is just off the A689.

Durham city is within 11 miles and the A68 north and south is within 2 miles.

DESCRIPTION

The units are of steel framed construction with brick/blockwork walls and insulated roofs. Loading access is by way of electrically operated insulated roller shutter and personnel access by a separate steel door. There is security fencing with tenant controlled access gates to each compound.

SPECIFICATION

- Brick and blockwork wall construction with upper levels overlaid with profiled metal cladding
- Insulated profile metal clad pitched roof incorporating translucent rooflight panels
- Loading doors 2.75m (w) by 2.75m (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 deposit required
- 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
- Tenant responsible for payment of VAT, rates and utility charges

EPC

Copies of individual certificates are available upon request.

VIEWING / FURTHER INFO

Please contact Northern Trust to arrange a viewing or for further information



9 Kingfisher Way • Silverlink Business Park • Wallsend • Tyne & Wear • NE28 9NX

northeast@northerntrust.co.uk

MISREPRESENTATION ACT: Northern Trust and their joint agents (if applicable) on behalf of proposing vendors or lessors and on their own behalf give notice that: (i) These particulars are set out as general information only for the assistance of intending purchasers or lessees. They do not constitute nor constitute part of an offer and will not be incorporated in any contract term; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without any liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessee shall not rely on such information which is given on condition that any intending purchasers or lessees shall satisfy themselves by their own inspections or other enquiries about the property in all respects; (iii) no partner and no person employed by Northern Trust or their joint agents (if applicable) has any authority to make any representation or give any warranty whatsoever in relation to this property whether on behalf of proposing vendors or lessors of Northern Trust. February 2024. Designed and produced by Creativeworld Tel: 01282 858200.

