



TO LET

DRUM INDUSTRIAL ESTATE

CHESTER LE STREET, COUNTY DURHAM DH2 1SS



- **Prominent location with good access to the A1(M)**
- **Ideal for new and established businesses**
- **Security fencing with tenant controlled access gates**
- **Insulated sectional doors with separate personnel doors**
- **3 Phase electricity supply**

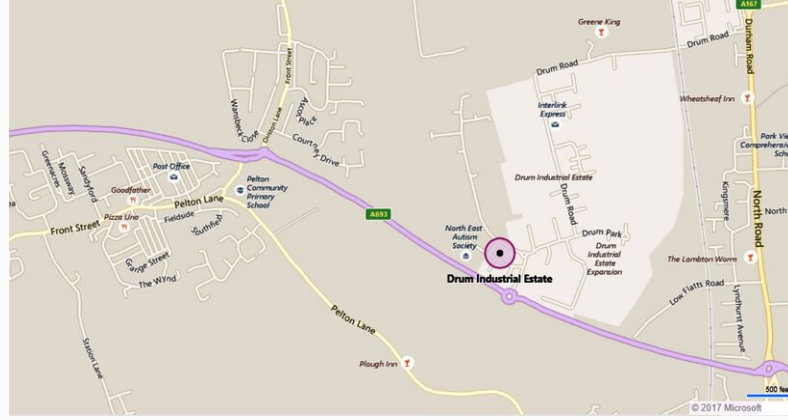
WORKSHOP / INDUSTRIAL UNITS

474 - 2,530 sq ft (44 - 235 sq m)



NORTHERN TRUST

www.ntproperties.co.uk



TRAVEL DISTANCE

	Miles	Mins	Transport
A1(M) J.63	1.5	4	Car
Newcastle City Centre	11.4	20	Car
Durham City Centre	9.8	19	Car

Source: theAA.com

DRUM INDUSTRIAL ESTATE

CHESTER LE STREET, COUNTY DURHAM



LOCATION

The estate fronts the A693, 1.5 miles from J63 of the A1(M) at Chester le Street. The A167 is also within close proximity giving good access to all parts of the region.

DESCRIPTION

The units are of steel framed construction with brickwork and insulated profiled metal cladding elevations. Roofs are dual pitched with translucent rooflights. Each unit has forecourt access and car parking.

SPECIFICATION

- Brickwork/blockwork construction with upper levels overlaid with profiled metal cladding
- Insulated profile metal clad dual pitched roof incorporating translucent rooflight panels
- 3 Phase electricity supply
- WC and hand washing facilities
- 2.4m palladin security fencing with tenant controlled access gates to all compounds
- Security estate lighting to each compound

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.



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