



TO LET

DABBLE DUCK INDUSTRIAL ESTATE

SHILDON, COUNTY DURHAM DL4 2RA



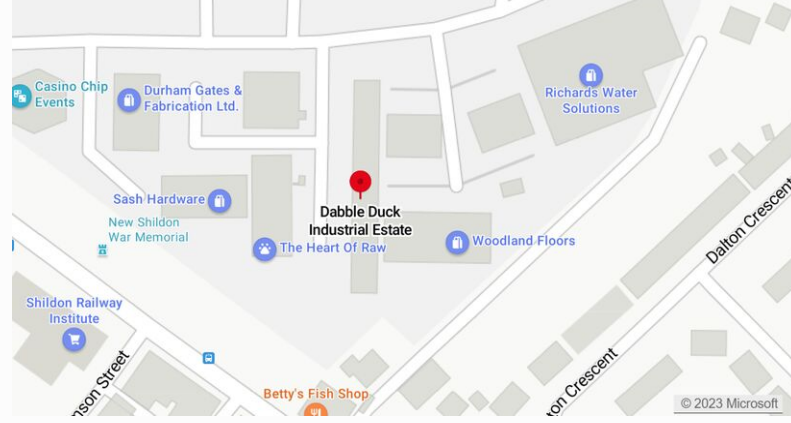
- Established industrial location
- CCTV System
- Security fencing with tenant controlled access gates
- Insulated panel loading doors 2.5m (w) by 3.0m (h)
- 3 Phase electricity supply
- Flexible tenancy terms



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WORKSHOP / INDUSTRIAL UNITS

495 - 990 sq ft (46 - 92 sq m)



TRAVEL DISTANCE

	Miles	Mins	Transport
Darlington Centre	9.0	17	Car
Durham City Centre	12.3	24	Car
Newcastle City Centre	33.8	42	Car

Source: theAA.com

DABBLE DUCK INDUSTRIAL ESTATE

SHILDON, COUNTY DURHAM



LOCATION

The estate is located in Shildon, County Durham, just 2 miles south east of Bishop Auckland and within easy access of the A6072 and the A1(M).

DESCRIPTION

Blocks 10 & 11 comprise 17 workshop units, situated within a larger developed area of industrial units. The workshops are of brick and blockwork construction with pitched insulated metal clad roofs incorporating translucent rooflight panels. Access to each unit is via an insulated panel loading door. Parking is directly in front of units and within communal car parking areas. The estate benefits from a new CCTV system and security fencing with tenant controlled access gates.

SPECIFICATION

- Brick and blockwork construction
- Insulated profile metal clad pitched roof incorporating translucent rooflight panels
- Loading doors 2.5m (w) by 3.0m (h)
- 3 Phase electricity
- WC and hand washing facilities
- Tenant controlled access gates
- CCTV system

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

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