



TO LET

FISHBURN INDUSTRIAL ESTATE

FISHBURN, COUNTY DURHAM TS21 4AJ



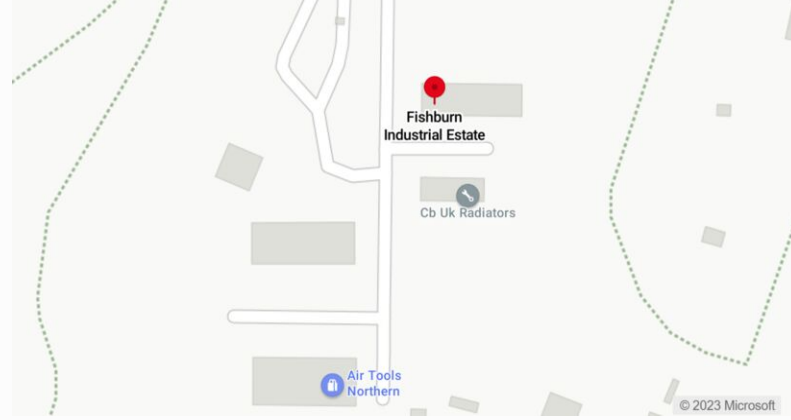
- **Good access to the A1 via the A177 and the A19 via the A689**
- **Local bus services available within walking distance**
- **Fully fenced estate with tenant controlled security gates**
- **Overhead sectional loading doors**
- **3 Phase electricity supply**
- **Flexible leasing options**

WORKSHOP / INDUSTRIAL UNITS
500 - 2,798 sq ft (46 - 260 sq m)



NORTHERN TRUST

www.htproperties.co.uk



TRAVEL DISTANCE

	Miles	Mins	Transport
A1(M) J.60	5.0	9	Car
Stockton	13.2	26	Car
Durham City Centre	14.1	25	Car

Source: theAA.com

FISHBURN INDUSTRIAL ESTATE

FISHBURN, COUNTY DURHAM



LOCATION

Fishburn Industrial Estate is located approximately 14 miles south east of Durham City. The estate is well placed for accessing County Durham and Teeside with the A1(M) 5 miles to the north west and the A19 just over 7 miles to the east. Locally the estate is accessed from Front Street (B1278) on the Fishburn to Ferryhill road.

DESCRIPTION

There are 11 units in total which are clad in brick/blockwork and profile metal cladding. The roofs are of insulated metal decking with translucent rooflights. All units have insulated sectional loading doors and separate personnel access.

SPECIFICATION

- Brick/blockwork construction with upper levels overlaid with profiled metal cladding.
- Insulated profile metal clad pitched roof incorporating translucent rooflight panels.
- Loading doors Block 1 - 3.58m (w) by 3.51m (h); Block 2 - 2.69m (w) by 2.99m (h); Block 3 - 3.0m (w) by 3.0m (h) & Block 4 - 2.5m (w) by 3.0m (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.



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