



TO LET

STANHOPE INDUSTRIAL ESTATE

**BONDISLE WAY, STANHOPE,
CO. DURHAM DL13 2YT**



- Near to town centre
- 3 Phase electricity supply
- Oil fired warm air heaters
- WC facilities
- Loading doors 3.0m height by 3.0m width

WORKSHOP / INDUSTRIAL UNITS
1,453 - 2,551 sqft (135 - 237 sqm)



TRAVEL DISTANCE

	Miles	Mins	Transport
Crook Town Centre	11.5	21	Car
Durham City Centre	22.3	39	Car
A1(M) Darlington	25.4	40	Car

Source: theAA.com

STANHOPE INDUSTRIAL ESTATE

BONDISLE WAY, STANHOPE, CO. DURHAM



LOCATION

The estate is located on Bondisle Way, on the south side of the A689 Bishop Auckland to Alston Road, on the eastern outskirts of the town.

DESCRIPTION

Two pairs of semi-detached light industrial units of steel framed construction with Block 1 having clad walls and Block 2 having cavity brickwork/metal clad walls. Production areas benefit from oil fired warm air heating. The pitched roofs are clad with insulated profiled metal cladding.

SPECIFICATION

- Steel portal framed.
- Block 1 metal profile steel clad walls.
- Block 2 Brick & blockwork walls with insulated profile steel cladding above.
- Profile metal clad dual pitched roofs incorporating translucent rooflight panels.
- Floor mounted oil fired heating to production area.
- 3 Phase electricity supply.

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 Energy Performance 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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