



TO LET

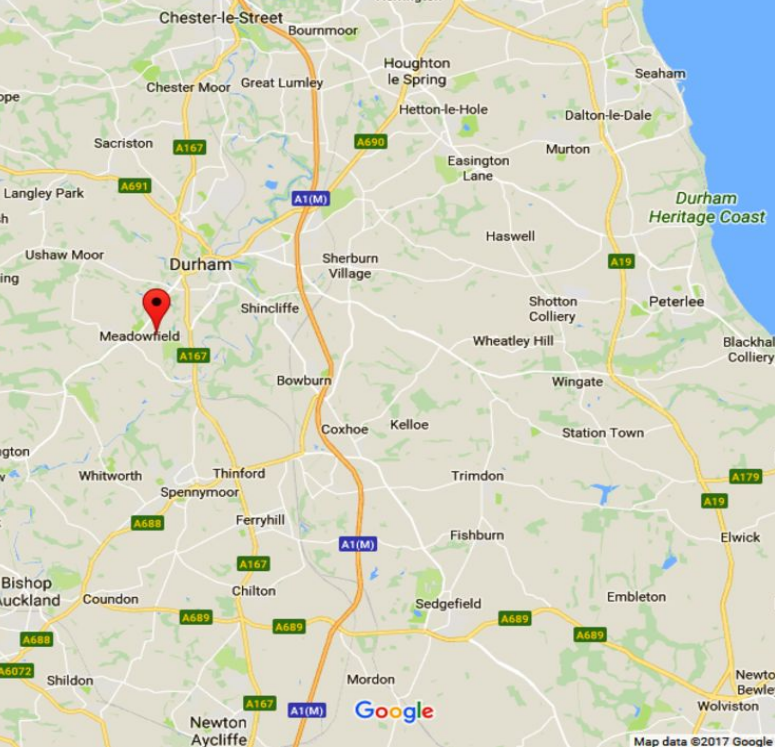
MEADOWFIELD INDUSTRIAL ESTATE

OAKWAY COURT, CO. DURHAM, DH7 8RF



- Well established estate
- Security fencing with tenant controlled access
- 3 Phase electricity supply
- Gas fired warm air heaters
- Insulated sectional loading doors
- External timber fenced compound to each unit

WORKSHOP / INDUSTRIAL UNITS
1,485 - 2,982 sqft (138 - 277 sqm)



TRAVEL DISTANCE

	Miles	Mins	Transport
A1(M) J.62	5.6	16	Car
Bishop Auckland	10.4	20	Car
Durham City Centre	3.5	17	Car

Source: theAA.com

MEADOWFIELD INDUSTRIAL ESTATE

OAKWAY COURT, CO. DURHAM



LOCATION

The units are situated at Oakway Court off Littleburn Road within the well established Meadowfield Industrial Estate.

The estate is located just off the A690 Durham to Crook road, approximately 4 miles to the west of Durham City and 6 miles from the A1(M) which is to the east of the City.

DESCRIPTION

The units are of steel portal frame construction with facing brickwork and profiled insulated metal cladding. Roofs are mono pitched with translucent rooflights. Each unit has a timber fenced compound to the front.

SPECIFICATION

- Steel frame construction with upper levels overlaid with profiled metal cladding.
- Individual lockable compounds.
- Insulated profile metal clad mono pitched roof incorporating translucent rooflight panels.
- Loading doors 2.52m(w) by 3.48m(h).
- 3 Phase electricity supply.
- WC and hand washing facilities.
- Security fencing with tenant controlled access gates.

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 properties have Energy Performance ratings from Band C(54) to Band E(106). The 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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