



**TO LET**

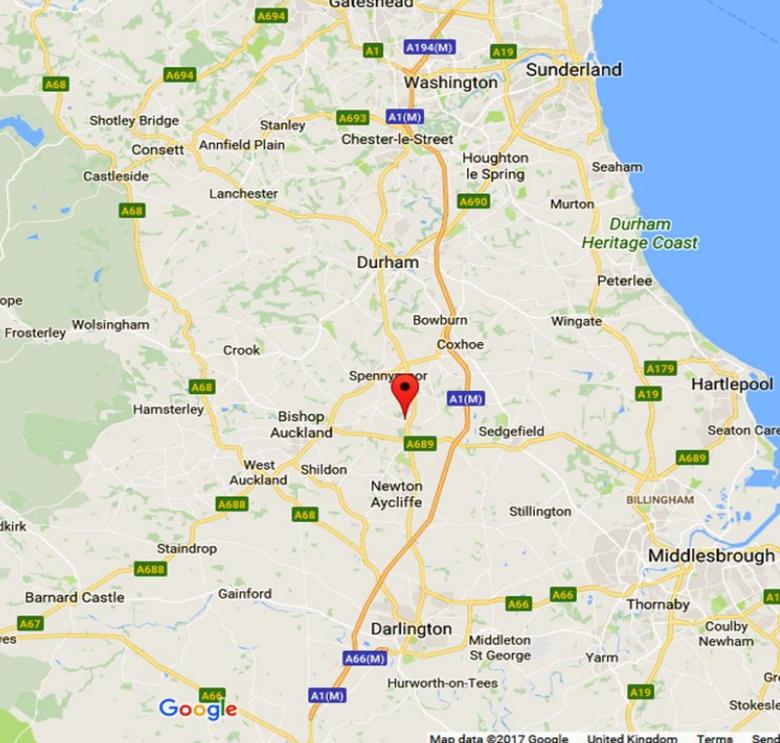
# CHILTON INDUSTRIAL ESTATE

AVENUE ONE, CO. DURHAM, DL17 0SF



- Good access to A1 (M)
- Established location
- Security fencing with tenant controlled access
- 3 Phase electricity supply
- Mains gas and water
- Gas fired warm air heaters to production areas

**WORKSHOP / INDUSTRIAL UNITS**  
**495 - 1,496 sqft (46 - 139 sqm)**



## TRAVEL DISTANCE

	Miles	Mins	Transport
A1(M) J.60	3.4	6	Car
Bishop Auckland	6.4	13	Car
Durham City Centre	9.6	26	Car

Source: theAA.com

# CHILTON INDUSTRIAL ESTATE

## AVENUE ONE, CO. DURHAM



### LOCATION

The estate is located on the North West outskirts of Chilton village, County Durham just off the A167 Chilton bypass and is close to A689 giving access to the A1(M) and A19.

### DESCRIPTION

The units are of steel framed construction clad in brick/blockwork and profiled metal cladding. The roofs are of insulated metal decking with translucent rooflights.

### SPECIFICATION

- Brickwork/blockwork construction with upper levels overlaid with profiled metal cladding.
- Insulated profile metal clad pitched roof incorporating translucent rooflight panels.
- Loading doors 2.6m(w) by 2.5m(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 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 (74) to Band E (107). 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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