



TO LET

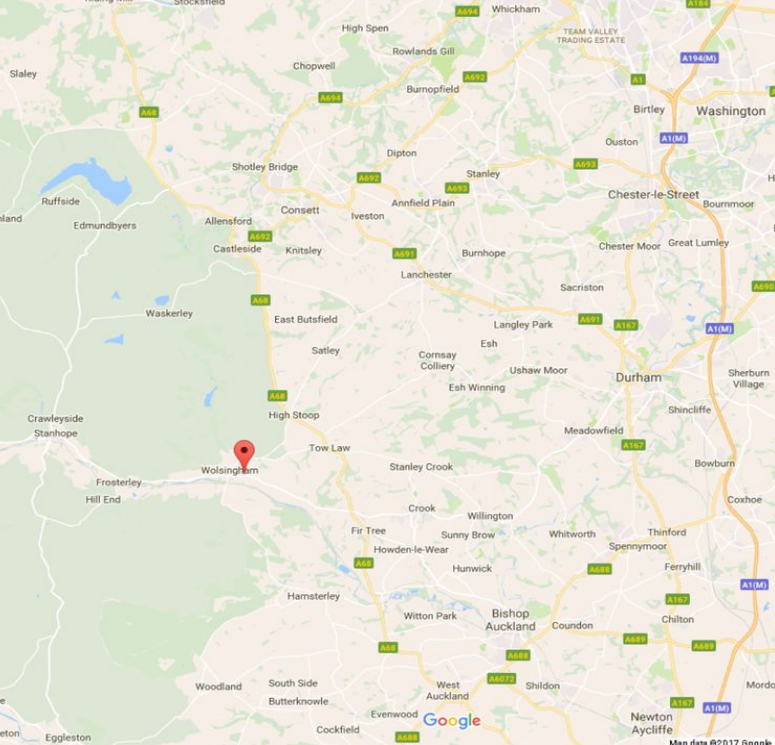
WOLSINGHAM INDUSTRIAL ESTATE

**DURHAM ROAD, WOLSINGHAM,
CO. DURHAM DL13 3JW**



- Popular rural location
- Easy access to A68 trunk road
- Security fencing with tenant controlled access gate to Blocks 1 and 2
- Oil fired warm air heaters to most units
- 3 phase electricity supplies
- Adjoining units can be combined (subject to availability)

WORKSHOP / INDUSTRIAL UNITS
495 - 1,551 sqft (46 - 144 sqm)



TRAVEL DISTANCE

	Miles	Mins	Transport
Crook Town Centre	5.7	10	Car
Durham City Centre	16.5	30	Car
A1(M) Darlington	19.6	28	Car

Source: theAA.com

WOLSINGHAM INDUSTRIAL ESTATE

DURHAM ROAD, WOLSINGHAM, CO. DURHAM



LOCATION

The estate is located immediately off the A689 Bishop Auckland to Alston road on the eastern outskirts of the village. The A68 trunk road is approximately 3 miles to the east.

DESCRIPTION

Blocks 2 and 3 are constructed of load bearing insulated cavity walls with facing bricks externally and block-work internally. The pitched roof is insulated and has a concrete tile covering. Block 1 is a semi detached block with a rendered finish and asbestos cement roof covering.

SPECIFICATION

- Block 1 rendered walls with dual pitched roof incorporating translucent rooflight panels.
- Blocks 2 & 3 are brick built with dual pitched tiled roofs.
- Ceiling mounted oil fired heaters to most units.
- 2.4m steel palisade fencing and tenant controlled access gates to Blocks 1 & 2.
- Communal tarmac parking area.

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 Band E(109). 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.



Whittle Jones - 9 Kingfisher Way, Silverlink Business Park, Wallsend, Tyne & Wear NE28 9NX

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