



**TO LET**

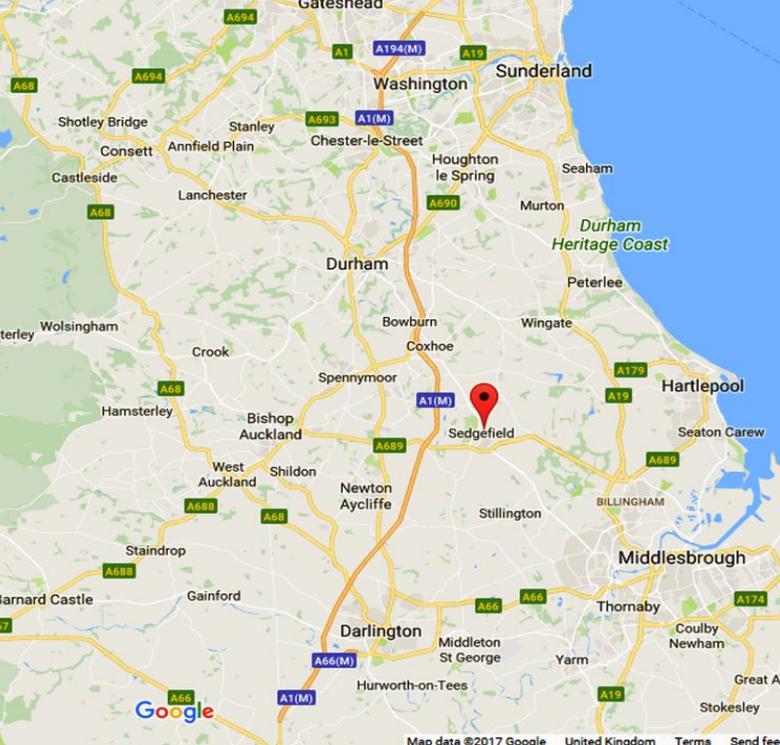
# SALTERS LANE INDUSTRIAL ESTATE

SEDFIELD, CO. DURHAM, TS21 3EE



- Good access to the A1 and A19 trunk roads via the A689
- Established location
- 3 Phase Electricity supply
- Oil fired warm air heaters
- Security fencing with tenant controlled access gates

**WORKSHOP / INDUSTRIAL UNITS**  
**1,453 - 2,777 sqft (135 - 258 sqm)**



## TRAVEL DISTANCE

	Miles	Mins	Transport
A1(M) J.60	3.6	6	Car
Darlington	14	21	Car
Stockton	10	17	Car
Bishop Auckland	10.8	18	Car

Source: theAA.com

# SALTERS LANE INDUSTRIAL ESTATE

## SEDFIELD, CO. DURHAM



### LOCATION

Salters Lane Industrial Estate is located in Sedgefield, approximately 11.5 miles south east of Durham City. The estate is well placed for accessing County Durham and Teesside with the A1(M) 3.5 miles to the west and the A19 just over 7 miles to the East, locally the estate benefits from nearby amenities including Sainsbury's, the town centre, and education facilities.

### DESCRIPTION

The units are of steel framed construction with cavity brick/blockwork and profiled metal cladding elevations. The roof is of steel sheeting with double skin roof-lights. Access is via up and over loading doors with separate personnel doors. Block 1 has additional external storage yards. The estate is fully fenced with tenant controlled access gates.

### SPECIFICATION

- Brick and Blockwork construction with upper levels overlaid with profiled metal cladding.
- Insulated profile metal clad dual pitched roof incorporating translucent rooflight panels.
- Loading doors Block 1 - 3.59m(w) by 3.57m(h). Block 2 - 2.54m(w) by 3.05m(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 (67) to Band D (79). 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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