



TO LET

DRUM INDUSTRIAL ESTATE

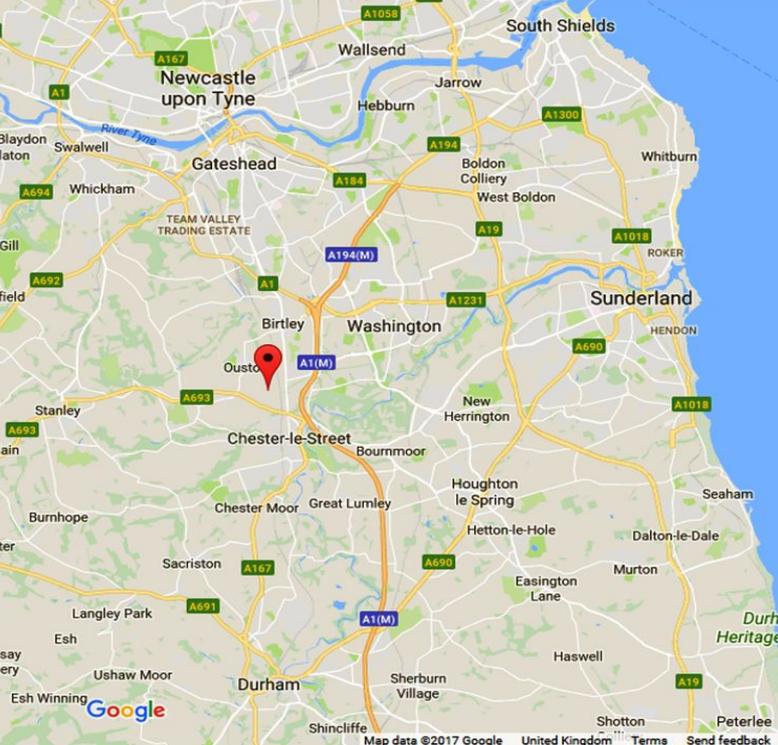
CHESTER LE STREET, CO. DURHAM, DH2 1SS



- Prominent location with good access to the A1(M)
- Ideal for new and established businesses
- Gas or electric heating
- Security fencing with tenant controlled access
- Insulated sectional doors with separate personnel access
- 3 phase power supply

WORKSHOP / INDUSTRIAL UNITS

474 - 2,530 sqft (44 - 235 sqm)



TRAVEL DISTANCE

| | Miles | Mins | Transport |
|-----------------------|-------|------|-----------|
| A1(M) J.63 | 1.5 | 4 | Car |
| Newcastle City Centre | 11.4 | 20 | Car |
| Durham City Centre | 9.8 | 19 | Car |

Source: theAA.com

DRUM INDUSTRIAL ESTATE

CHESTER LE STREET, CO. DURHAM



LOCATION

The estate fronts the A693, 1.5 miles from J63 of the A1(M) at Chester le Street.

The A167 is also within close proximity giving good access to all parts of the region.

DESCRIPTION

The units are of steel framed construction with brickwork and insulated profiled metal cladding elevations. Roofs are dual pitched with translucent rooflights. Each unit has forecourt access and car parking.

SPECIFICATION

- Brickwork/blockwork construction with upper levels overlaid with profiled metal cladding.
- Insulated profile metal clad dual pitched roof incorporating translucent rooflight panels.
- Loading doors, various sizes up to 3.6m(w) by 4.5m(h).
- 3 Phase electricity supply.
- WC and hand washing facilities.
- 2.4m steel palisade fencing with tenant controlled access gates to all compounds.
- Security Estate lighting to each compound.

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(57) to Band F(139). 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

MISREPRESENTATION ACT: Whittle Jones and their joint agents (if applicable) on behalf of proposing vendors or lessors and on their own behalf give notice that: (i) These particulars are set out as general information only for the assistance of intending purchasers or lessees. They do not constitute nor constitute part of an offer and will not be incorporated in any contract term; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without any liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessee shall not rely on such information which is given on condition that any intending purchasers or lessees shall satisfy themselves by their own inspections or other enquiries about the property in all respects; (iii) no partner and no person employed by Whittle Jones or their joint agents (if applicable) has any authority to make any representation or give any warranty whatsoever in relation to this property whether on behalf of proposing vendors or lessors of Whittle Jones. March 2018. Designed and produced by Creativeworld Tel: 01282 858200.

Properties available in over 200 locations throughout England & Scotland