



TO LET

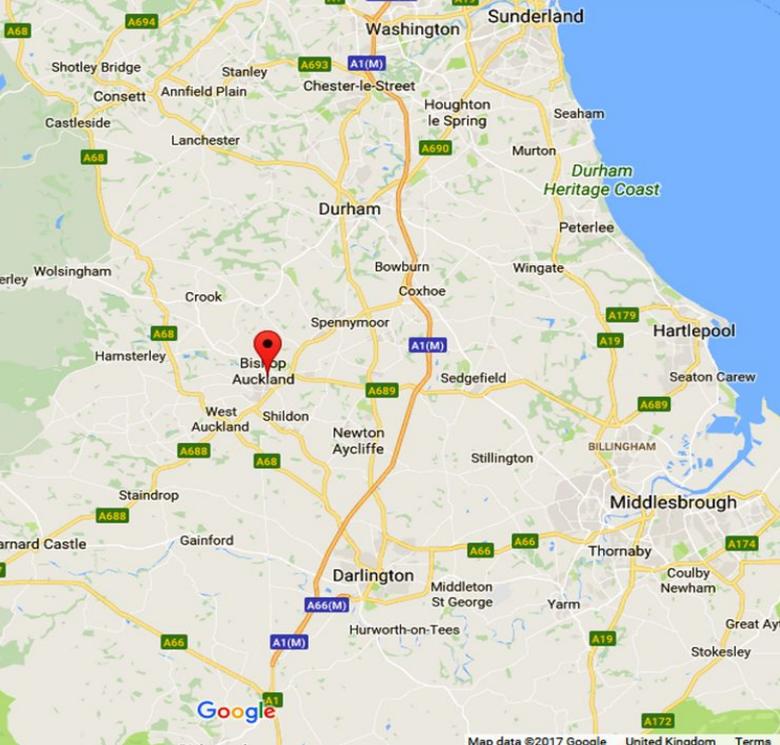
LAUREL WAY INDUSTRIAL ESTATE

BISHOP AUCKLAND, CO. DURHAM, DL14 7NF



- Town centre location
- Security fencing with tenant controlled access
- 3 Phase electricity supply
- Loading doors with 2.5m width, 3.0m - 4.0m height
- Mains gas and water
- Gas-fired warm air heaters

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



TRAVEL DISTANCE

	Miles	Mins	Transport
A1(M) Junction 60	7.3	12	Car
Durham City Centre	11.7	24	Car
Darlington Town Centre	13.0	24	Car

Source: theAA.com

LAUREL WAY INDUSTRIAL ESTATE

BISHOP AUCKLAND, CO. DURHAM



LOCATION

The estate is located within walking distance of Bishop Auckland town centre. It is accessed via Peel Street which connects South Church Road and Newgate Street. It benefits from close proximity to the main road networks such as the A688 and A689 which give easy access to the A68 and A1(M). The town of Darlington is located 13 miles away.

DESCRIPTION

The units are of steel portal frame construction with brickwork/blockwork and profiled metal cladding elevations. The estate benefits from security fencing (except Unit 1A) with tenant controlled access gates.

SPECIFICATION

- Brickwork/blockwork construction with upper levels overlaid with profiled metal cladding.
- Insulated profile metal clad pitched roof incorporating translucent rooflight panels.
- Loading doors 2.5m (w) by 3.0m (h), 4.0m (h) to larger units.
- 3 Phase electricity supply.
- WC and hand washing facilities.
- 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(64) to Band E(105). 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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