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INDUSTRIAL

Beechburn Industrial Estate, CROOK, County Durham


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INDUSTRIAL



- 3 PHASE ELECTRICITY SUPPLY
- MAINS GAS & MAINS WATER
- WC FACILITIES
- GAS FIRED WARM AIR HEATERS
- SECTIONAL UP AND OVER LOADING DOORS TO BLOCKS 10 & 11
- ELECTRICALLY OPERATED LOADING DOORS TO BLOCK 9
- SECURITY FENCING TO BLOCK 9
- ADJOINING UNITS CAN BE COMBINED (SUBJECT TO AVAILABILITY)



 INDUSTRIAL

TO LET

SIZES FROM

2486 - 3746 sq ft

231 - 348 sq m

Over 200 locations throughout the Midlands and the North

**WHITTLE
JONES**
CHARTERED SURVEYORS
0191 221 1999
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Location

The estate is situated on the A689 Crook bypass to the south of the town centre.

The A68 is within 2 miles and Durham City is within 12 miles.



Description

Terraced units of steel framed construction with brick/block and profiled metal cladding elevations. Units in Blocks 10 & 11 have up and over sectional loading doors and units in Block 9 have electrically operated loading doors. There is security fencing with tenant controlled access gates to Block 9.

Tenancy Terms

- Initial 3 year term with tenant options to break on the first or second anniversaries with 3 months prior written notice
- 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 rates and utility charges

Rent

Rent on application.

Rates

For confirmation of the Rateable Value and the actual rates payable for a property please contact the local council. 'Small Businesses' should enquire as to whether Small Business Rates Relief is available.

Financial Assistance

Enquiries in the first instance should be directed to the local council's Economic Development Department who should be able to advise on the availability of any grant funding.

Viewing

Please contact Whittle Jones North East or the joint agent Smith Cole Wright on 0191 221 1616.

Energy Performance Certificates

Energy Performance Certificates available from Landlord.

INDUSTRIAL

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