

 DL13 4ES

# INDUSTRIAL

Tow Law Industrial Estate, TOW LAW, Co. Durham

  
NORTHERN TRUST  
INVESTMENT | DEVELOPMENT | REGENERATION

[www.northerntrust.co.uk](http://www.northerntrust.co.uk)

# INDUSTRIAL



- 3 PHASE ELECTRICITY SUPPLY
- MAINS WATER
- OIL FIRED WARM AIR HEATERS TO BLOCK 1
- INSULATED SECTIONAL PANEL LOADING DOORS TO BLOCK 2
- FOLDING CONCERTINA LOADING DOORS TO BLOCK 1
- UNITS CAN BE COMBINED (SUBJECT TO AVAILABILITY)



 INDUSTRIAL

**TO LET**

SIZES FROM

**1270 - 2756**

118 - 256

Over 200 locations throughout the Midlands and the North

**WHITTLE  
JONES**  
CHARTERED SURVEYORS  
**0191 221 1999**  
[www.whittlejones.com](http://www.whittlejones.com)

# INDUSTRIAL

Tow Law Industrial Estate, TOW LAW, Co. Durham

## Location

The estate is situated immediately off the A68 Darlington to Corbridge trunk road in the village of Tow Law. The estate is circa 5 miles north west of Crook.

## Description

6 workshops are arranged in two single storey blocks within security fenced compounds. The units are of steel framed construction with brick and profile metal cladding walls and insulated metal profile clad pitched roofs (incorporating translucent roof panels).

## Tenancy 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 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

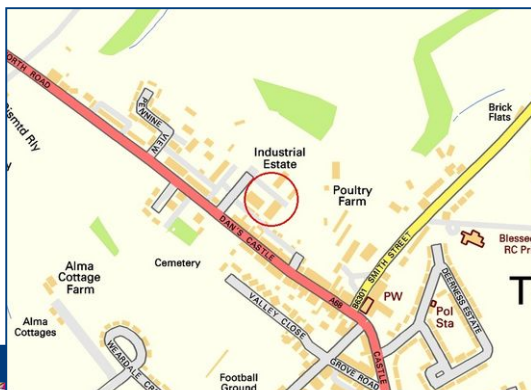
Enquiries in the first instance should be directed to the local council's Economic Development Department who should be able to advise of the availability of any grant funding.

## Viewing

Please contact Whittle Jones North East to arrange an appointment.

## Energy Performance Certificates

Energy Performance Certificates available from Landlord.



## INDUSTRIAL

MISREPRESENTATION ACT: Whittle Jones 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, dimension, 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 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. Designed and produced by CW Digital tel 01282 858200.

April 2011.

**Whittle Jones - North East**  
42 Mosley Street, Newcastle upon Tyne NE1 1DF  
t +44 (0)191 221 1999 f +44 (0)191 221 1888

