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INDUSTRIAL

Fishburn Industrial Estate, FISHBURN, Stockton-On-Tees


NORTHERN TRUST
INVESTMENT | DEVELOPMENT | REGENERATION

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INDUSTRIAL



- 3 PHASE ELECTRICITY SUPPLY
- CALOR GAS SUPPLY (Block 2)
- OIL HEATING (Block 1)
- WC FACILITIES
- INDIVIDUAL SECURITY FENCED COMPOUND TO BLOCK 1
- INSULATED LOADING DOORS & SEPERATE PERSONNEL ACCESS
- SECURITY FENCING WITH TENANT CONTROLLED ACCESS GATES
- ADJOINING UNITS CAN BE COMBINED (Subject to Availability)



 INDUSTRIAL

TO LET

SIZES FROM

1,518 - 2,798 sq ft

141 - 260 sq m

Over 200 locations throughout the Midlands and the North

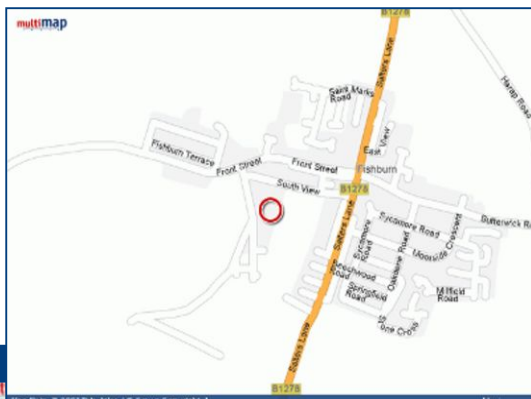
**WHITTLE
JONES**
CHARTERED SURVEYORS
0191 221 1999
www.whittlejones.com

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Location

The estate is located off Front Street (B1278) on the Fishburn Ferryhill road giving easy access to the A1 & A19. The estate is approximately 3 miles from the A1(M) & approximately 5 miles from the A19.



Description

There are 5 units in total with 3 arranged as a terrace and 2 in a semi-detached block which are clad in brick/blockwork and profile metal cladding. The roofs are of insulated metal decking with translucent rooflights. All units have insulated sectional loading doors and separate personnel access.

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 on the availability of any grant funding.

Viewing

Please contact Whittle Jones North East on 0191 22 11 999.

Energy Performance Certificates

Energy Performance Certificates are available from the Landlord.

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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

