



DH6 2QA

INDUSTRIAL



Thornley Station Industrial Estate, THORNLEY STATION, County Durham www.northerntrust.co.uk

INDUSTRIAL



- 3 PHASE ELECTRICITY SUPPLY
- MAINS WATER
- WC FACILITIES
- GAS FIRED WARM AIR HEATERS SUPPLIED BY LPG (EXCLUDING UNITS 1A & 1B)
- INSULATED ROLLER SHUTTER DOORS 3.0m WIDE BY 3.7m HIGH (UNITS 1C & 1D)
- INSULATED LOADING DOORS 2.6m WIDE BY 3.1m HIGH TO UNITS IN BLOCK 2
- ADJOINING UNITS CAN BE COMBINED (SUBJECT TO AVAILABILITY)



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TO LET

SIZES FROM

506 - 2001 sq ft

47 - 186 sq m

Over 200 locations throughout the Midlands and the North



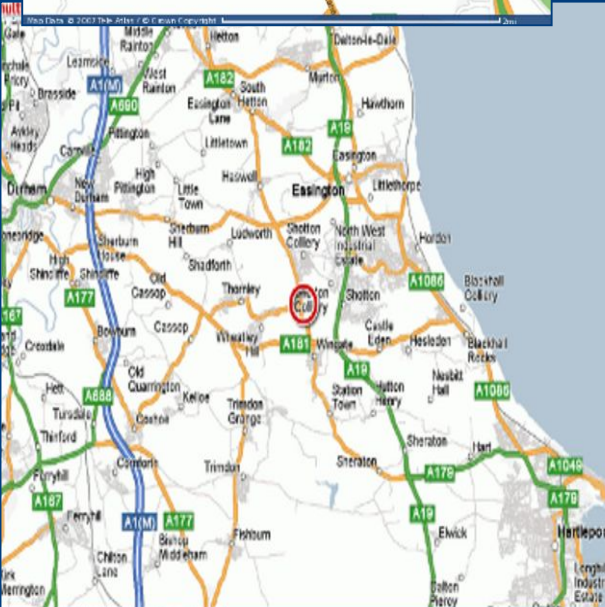
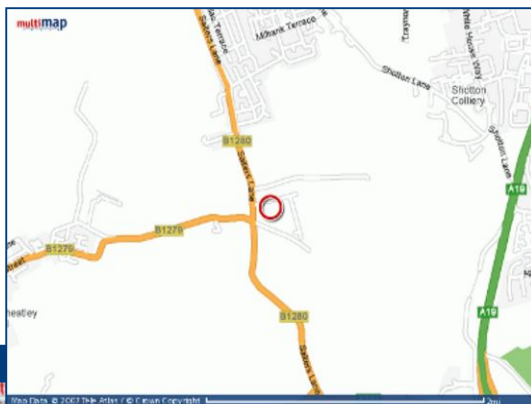
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Location

The estate is off the B1280 Salters Lane on the south side of Shotton Colliery.

The estate is 1 mile north of the A181 and within 1.5 miles of the A19.



Description

The units are of steel framed construction with brick/blockwork elevations and monopitch metal deck roofs.

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 to arrange an appointment.

Energy Performance Certificates

Energy Performance Certificates available from Landlord.

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