

 DH6 2UZ

INDUSTRIAL

South Hetton Industrial Estate, SOUTH HETTON, County Durham


NORTHERN TRUST
INVESTMENT | DEVELOPMENT | REGENERATION

www.northerntrust.co.uk

INDUSTRIAL



- 3 PHASE ELECTRICITY SUPPLY
- MAINS WATER
- WC FACILITIES
- GAS FIRED WARM AIR HEATERS SUPPLIED BY LPG
- INSULATED SECTIONAL LOADING DOORS (BLOCKS 1 & 2)
- ELECTRICALLY OPERATED INSULATED ROLLER SHUTTER DOORS TO BLOCK 4
- SECURITY FENCING WITH TENANT CONTROLLED ACCESS GATES



 INDUSTRIAL

TO LET

SIZES FROM

484 - 2013 sq ft

45 - 187 sq m

Over 200 locations throughout the Midlands and the North

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

INDUSTRIAL

South Hetton Industrial Estate, SOUTH HETTON, County Durham

Location

The estate is within the village of South Hetton located off Front Street on the A182 Houghton le Spring to Easington road.

The A19 is 2 miles to the east of the estate.

Description

The units are of steel framed construction with brick/blockwork and profiled metal cladding elevations. Roofs are of pitched design with metal cladding incorporating translucent rooflights.

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

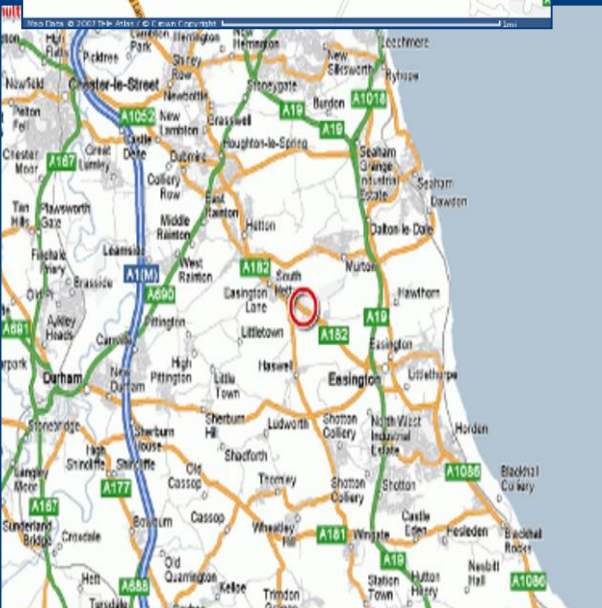
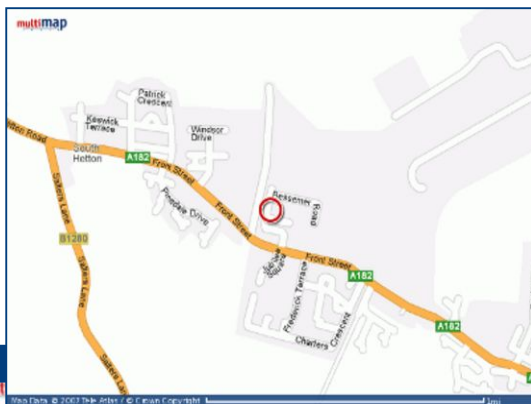
Enquiries in the first instance should be directed to the local council's Economic Development Department who should be able to advise on the availability of any grant funding.

Viewing

Please contact Whittle Jones North East to arrange an appointment.

Energy Performance Certificates

Energy Performance Certificates available from Landlord.



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 lessors 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

