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INDUSTRIAL

Unit 5A Drum Industrial Estate, CHESTER LE STREET, County Durham


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- SEMI DETACHED WAREHOUSE/FACTORY
- GROUND AND FIRST FLOOR OFFICES
- c 5.0 m TO EAVES
- 3 PHASE ELECTRICITY SUPPLY
- LIGHTING AND HEATING
- INSULATED SECTIONAL LOADING DOOR 4.5m HIGH BY 3.6m WIDE AND SEPARATE PERSONNEL ACCESS
- SECURITY FENCING WITH TENANT CONTROLLED ACCESS GATES



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TO LET

SIZES FROM

5,540 sq ft

515 sq m

Over 200 locations throughout the Midlands and the North

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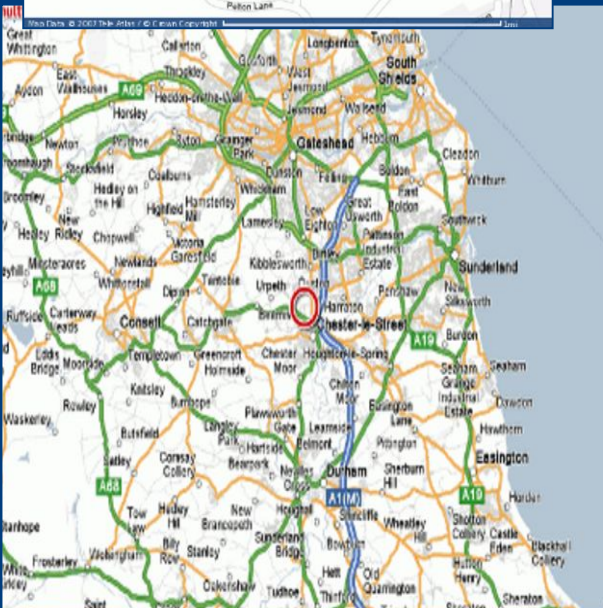
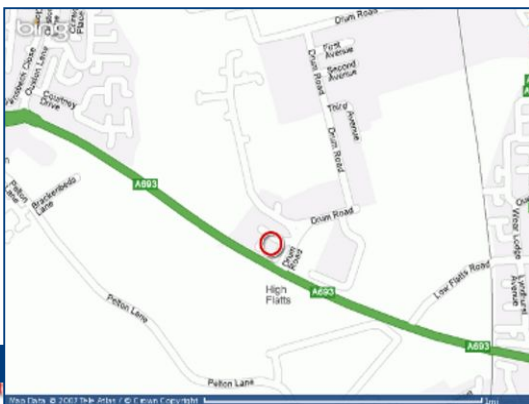
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🌐 Location

The property is within an established estate which is prominently located on the busy A693 and less than 1 mile from J63 of the A1(M) at Chester le Street.

The A167 is also within close proximity giving good access to most parts of the region. The estate is located approximately 11 miles from Newcastle upon Tyne city centre, 17 miles from Newcastle International Airport and 9 miles from Durham city centre.



🌐 Description

The property is of steel framed construction with brickwork and insulated profiled metal cladding elevations. The roof is dual pitched with translucent rooflights. Approximate areas measure:

- Production area (incl WC's and canteen) 422 sqm (4,541 sq ft)
- Ground Floor Offices 44 sqm (471 sq ft)
- First Floor Offices 49 sqm (528 sq ft)

🌐 Tenancy Terms

- New tenant's full repairing lease. Term length negotiable
- Landlord insures the building and recovers premium from the tenant
- Rent deposit required (subject to status)
- Rent and Estate Service Charge is payable quarterly in advance
- Tenant responsible for payment of rates and utility charges

🌐 Rent and Rates

Rent details are available on application. The Rateable Value is £19,750 pa (2010 Rating List). For confirmation of the actual rates payable for the property please contact the local council.

🌐 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

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Whittle Jones - North East

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