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INDUSTRIAL

Riverside Industrial Estate, LANGLEY PARK, County Durham


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INDUSTRIAL



- 3 PHASE ELECTRICITY SUPPLY
- MAINS WATER
- WC FACILITIES
- GAS FIRED WARM AIR HEATERS SUPPLIED BY LPG
- INSULATED SECTIONAL LOADING DOORS AND SEPARATE PERSONNEL ACCESS
- SECURITY FENCING WITH TENANT CONTROLLED ACCESS GATES
- ADJOINING UNITS CAN BE COMBINED (SUBJECT TO AVAILABILITY)



 INDUSTRIAL

TO LET

SIZES FROM

484 - 2013 sq ft

45 - 187 sq m

Over 200 locations throughout the Midlands and the North

**WHITTLE
JONES**
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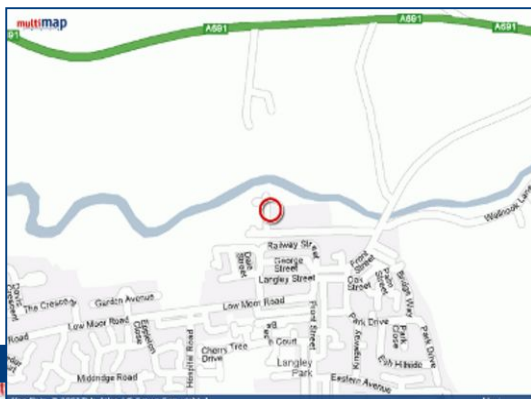
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Location

Riverside Industrial Estate is located on the northern outskirts of the village of Langley Park.

The estate is close to the A691 and is approximately 3 miles west of Durham City.



Description

The units are of steel framed construction with cavity brick/block and cladding elevations. The units have pitched metal decked roofs incorporating translucent rooflights. The units have insulated sectional loading doors with 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 to arrange an appointment.

Energy Performance Certificates

Energy Performance Certificates available from Landlord.

INDUSTRIAL

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April 2011.

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