



SR7 OPP

INDUSTRIAL

Seaham Grange Industrial Estate, SEAHAM, County Durham



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INDUSTRIAL



- 3 PHASE ELECTRICITY SUPPLY
- MAINS GAS & MAINS WATER
- WC FACILITIES
- GAS FIRED WARM AIR HEATERS TO PRODUCTION AREA
- OFFICE/RECEPTION AREA
- 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

1582 - 2594 sq ft

147 - 241 sq m

Over 200 locations throughout the Midlands and the North



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🌐 Location

The estate is located off Stockton Road (B1285) close to its junction with the A1018 giving easy access to Sunderland and the A19.

The units are situated in Chipchase Court within the estate.



🌐 Description

There are 4 units arranged as a terrace and 3 semi detached blocks. The units are of steel framed construction with insulated metal clad walls and roofs. 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 or the joint agent Smith Cole Wright on 0191 221 1616.

🌐 Energy Performance Certificates

Energy Performance Certificates available from Landlord.

🌐 INDUSTRIAL

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