



NORTHERN TRUST
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TO LET

BLOCKS 17-19

DUBMIRE INDUSTRIAL ESTATE

FENCEHOUSES, HOUGHTON LE SPRING DH4 5RJ

WORKSHOP / INDUSTRIAL UNITS


639 - 1,281 sq ft (59 - 119 sq m)

KEY FEATURES

- Good access to A690
- Tenant controlled access gates
- Loading door 2.7m (w) x 2.5m (w)
- Estate CCTV
- Flexible terms
- Unit 17A benefits from a glazed entrance & glazed panel to gable, ideal for trade counter operator



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DUBMIRE INDUSTRIAL ESTATE

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LOCATION

Dubmire Industrial Estate is accessed from the A1052 which connects to the A690 providing links to the A1(M) and the A19. Sunderland is approximately 4 miles and Durham is approximately 8 miles.

The units are arranged in three terraced blocks within a fenced compound off Cherry Way.

WORKSHOP / INDUSTRIAL UNITS
639 - 1,281 sq ft (59 - 119 sq m)

DESCRIPTION

Single storey terraced units of steel frame construction with brick/blockwork walls and insulated cladding above. The roof is constructed of insulated metal decking incorporating translucent roof lights. The units have separate loading and personnel doors and forecourt parking. The estate benefits from CCTV and tenant controlled access gates.

SPECIFICATION

- Mains electricity and water
- WC Facilities
- Loading doors 2.7m (w) x 2.5m (h)

EPC

Individual EPC certificates available on request.



TERMS

- A variety of leasing options available
- Rent deposit required
- Rent quoted includes the cost of external maintenance and building insurance
- Tenant responsible for internal maintenance plus repairs to doors and windows
- Tenant responsible for payment of VAT, rates and utility charges



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