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TO LET

FISHBURN INDUSTRIAL ESTATE

FISHBURN, COUNTY DURHAM TS21 4AJ

WORKSHOP / INDUSTRIAL UNITS


500 - 2,798 sq ft (46 - 260 sq m)

KEY FEATURES

- Good access to the A1 via the A177 and the A19 via the A689
- Local bus service available within walking distance
- Fully fenced estate with tenant controlled access gates
- Overhead sectional loading doors



CONTACT US:

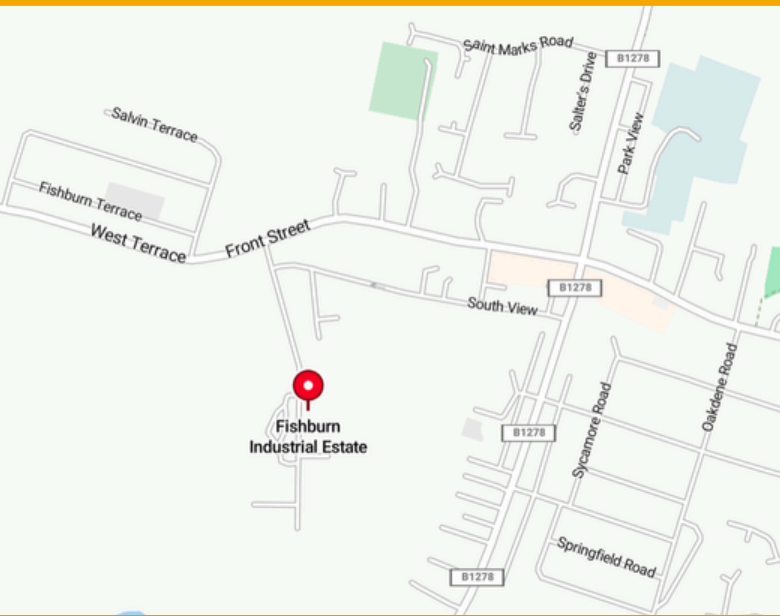
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FISHBURN INDUSTRIAL ESTATE

FISHBURN, COUNTY DURHAM TS21 4AJ



LOCATION

Fishburn Industrial Estate is located approx. 14 miles south east of Durham city. The estate is well placed for accessing County Durham and Teesside with the A1(M) 5 miles to the north west and the A19 just over 7 miles to the east. Locally the estate is accessed from Front Street (B1278) on the Fishburn to Ferryhill road.

WORKSHOP / INDUSTRIAL UNITS
500 - 2,798 sq ft (46 - 260 sq m)

DESCRIPTION

There are 11 units in total which are clad in brick/blockwork and profile metal cladding. The roofs are of insulated metal decking with translucent rooflights. All units have insulated sectional loading doors and separate personnel access.

SPECIFICATION

- 3 Phase electric supply
- WC and hand washing facilities
- Loading doors Block 1 - 3.58m (w) x 3.51m (h)
- Loading doors Block 2 - 2.69m (w) x 2.99m (h)
- Loading doors Block 3 - 3.0m (w) x 3.0m (h)
- Loading doors Block 4 - 2.5m (w) x 3.0m (h)
- 2.4m steel fencing with tenant controlled access gates

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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