



NORTHERN TRUST
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TO LET

LONGHILL

INDUSTRIAL ESTATE

ULLSWATER ROAD, HARTLEPOOL TS25 1UE

WORKSHOP / INDUSTRIAL UNITS

689 - 2,540 sq ft (64 - 236 sq m)

KEY FEATURES

- Great access to Hartlepool town centre and A19 via the A689 or A179
- Well established industrial estate
- CCTV plus security fencing with tenant controlled access gates
- Loading door access with separate personnel door
- Office content within larger units
- Adjoining units can be combined(subject to availability)

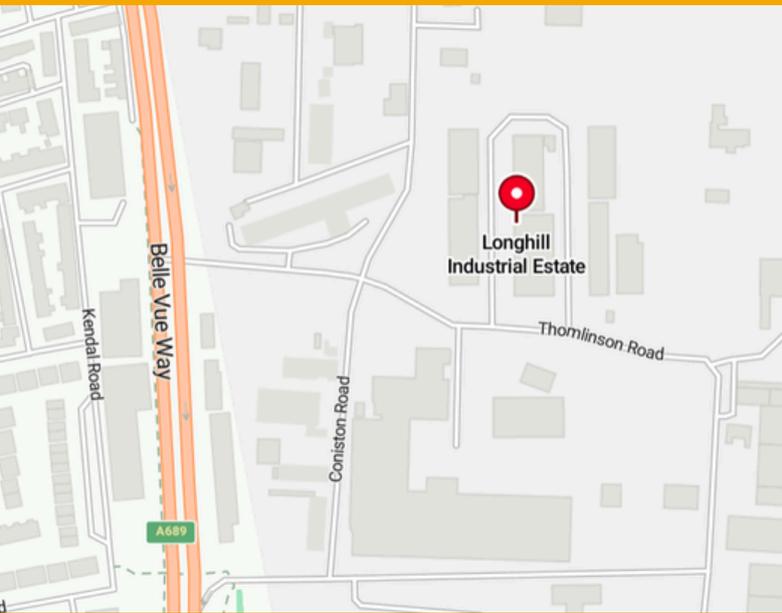


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LOCATION

Longhill Industrial Estate is located off the A689 approximately 1 mile South of Hartlepool town centre and approximately 6 miles from the A19 which links Hartlepool to Teesside, County Durham and Tyne & Wear.

Strong public connections, with Hartlepool railway station less than 2 miles from the estate, providing regular services along the Durham Coast Line to Sunderland, Newcastle and Middlesbrough. Local bus services also operate nearby.

WORKSHOP / INDUSTRIAL UNITS
689 - 2,540 sq ft (64 - 236 sq m)

DESCRIPTION

The units are of steel framed construction with elevations in brick/blockwork and insulated, profiled metal cladding panels. Access is via up and over loading doors. Personnel doors and windows include security shutters. The estate also benefits from security fencing with tenant controlled access gates and CCTV.

SPECIFICATION

- Brick & blockwork walls with insulated cladding above
- Profile metal clad pitched roof incorporating translucent roof light panels
- 3 Phase electricity supply
- WC and hand washing facilities
- CCTV and security fencing

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

