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# TO LET

**SEDGELETSCH  
INDUSTRIAL ESTATE**

FENCEHOUSES | HOUGHTON LE SPRING | DH4 6JW

## WORKSHOP / INDUSTRIAL UNITS

495 - 1,948 SQ FT (46 - 181 SQ M)

### KEY FEATURES

- Good access to A690
- Estate CCTV
- Tenant controlled access gates
- Large units have offices
- Flexible terms



## CONTACT US:

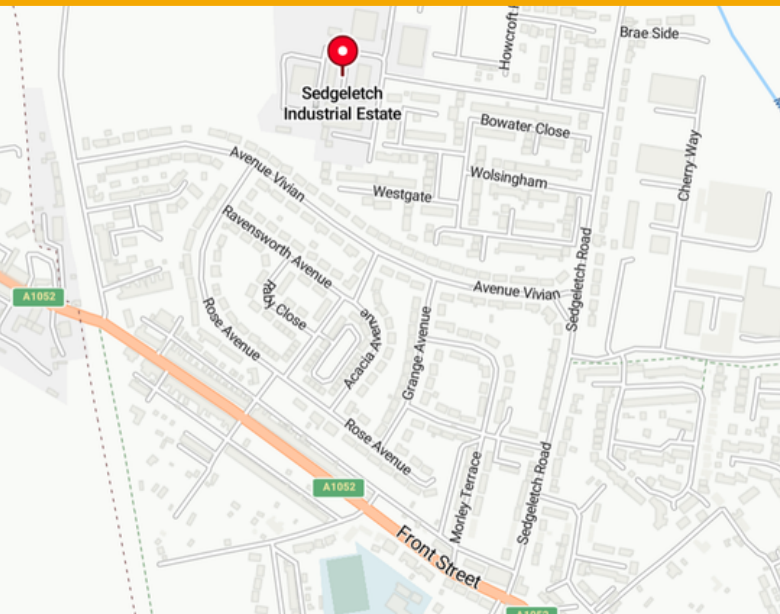
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# SEDGELETSCH INDUSTRIAL ESTATE

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## LOCATION

Sedgeleth 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 to the north east and Durham is approximately 7 miles to the south west. Alongside excellent road connectivity, the estate also benefits from convenient access to nearby shops, cafes, and local services in Houghton le Spring town centre.

**WORKSHOP / INDUSTRIAL UNITS**  
**495 - 1,948 SQ FT (46 - 181 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 separated loading and personnel access doors and forecourt parking. Larger units have an office. The estate benefits from CCTV and tenant controlled access gates.

## KEY FEATURES

- Mains electricity and water
- WC facilities
- Loading doors 2.7m (w) x 3.254m (h)

## EPC

A copy of the individual EPC certificates are available upon 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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