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TO LET

CHILTON INDUSTRIAL ESTATE

AVENUE ONE, FERRYHILL, COUNTY DURHAM, DL17 0SF

WORKSHOP / INDUSTRIAL UNITS

495 - 1,496 sq ft (46 - 139 sq m)

KEY FEATURES

- Good access to A1(M)
- Security fencing with tenant controlled access
- Loading doors 2.6m (w) x 2.5m (h)
- Established Location
- 3 Phase electricity supply



CONTACT US:

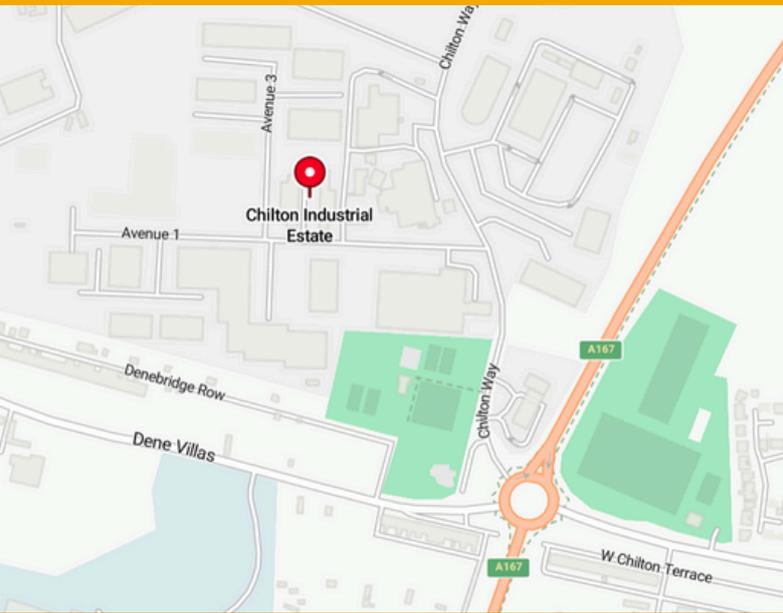
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CHILTON INDUSTRIAL ESTATE

AVENUE ONE, FERRYHILL, COUNTY DURHAM, DL17 0SF



LOCATION

The estate is located on the north west outskirts of Chilton Village, County Durham just off the A167 Chilton bypass and is close to A689 giving access to the A1(M) and A19. In addition, the estate is well-served by local public transport, with regular bus services connecting Chilton to Spennymoor, Newton Aycliffe, and Durham. Durham Tees Valley Airport is approximately 10 miles away, while Newcastle International Airport and Teesside International Airport provide broader national and international connections.

WORKSHOP / INDUSTRIAL UNITS
495 - 1,496 sq ft (46 - 139 sq m)

DESCRIPTION

The units are of steel framed construction clad in brick/blockwork and profiled metal cladding. The roofs are of insulated metal decking with translucent rooflights.

SPECIFICATIONS

- Brick/blockwork construction with upper levels overlaid with profiled metal cladding
- Insulated profile metal clad pitched roof incorporating translucent rooflight panels
- Loading doors 2.6m (w) x 2.5m (h)
- 3 Phase electricity supply
- WC and hand washing facilities
- 2.4m steel palisade fencing with tenant controlled access gates



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

EPC

Individual EPC certificates available on request.



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