



**NORTHERN TRUST**  
WWW.NTPROPERTIES.CO.UK



# TO LET

## TRIMDON GRANGE INDUSTRIAL ESTATE

TRIMDON GRANGE, COUNTY DURHAM TS29 6PA

### WORKSHOP / INDUSTRIAL UNITS

495 - 4,273 sq ft (46 - 397 sq m)

#### KEY FEATURES

- Located approximately 6 miles from the A1(M) to the west and 5 miles from the A19 to the east
- Local bus service available within short walking distance
- Security fencing with tenant controlled security gates
- Overhead sectional loading doors
- 3 Phase electric supply



### CONTACT US:

 0191 221 1999

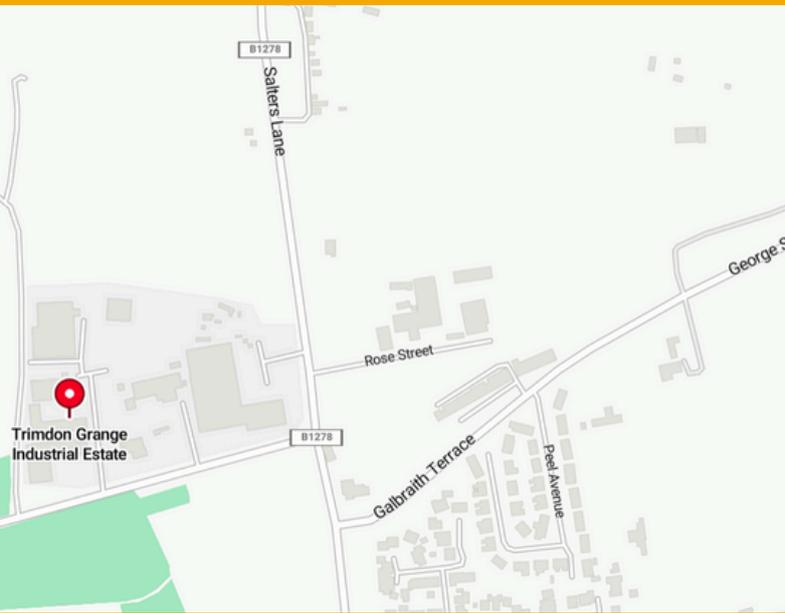
 [www.ntproperties.co.uk](http://www.ntproperties.co.uk)

 [northeast@northerntrust.co.uk](mailto:northeast@northerntrust.co.uk)

# TRIMDON GRANGE

## INDUSTRIAL ESTATE

TRIMDON GRANGE, COUNTY DURHAM TS29 6PA



### LOCATION

Trimdon Grange Industrial Estate is located in County Durham approximately 9 miles south east from Durham. The estate is well placed for accessing both the A1(M) and the A19 trunk roads.

The estate is accessed off the B1278 which links Trimdon Grange to Fishburn and Sedgfield to the south. Bus services are available locally with bus stops located a short walking distance from the estate.

**WORKSHOP / INDUSTRIAL UNITS**  
**495 - 4,273 sq ft (46 - 397 sq m)**

### DESCRIPTION

There are seven workshop units fronting a shared forecourt. The units are of cavity brick/block construction under an insulated profiled sheet roof with translucent rooflights. Each unit is accessed via a sectional loading door with a separate personnel door. The estate benefits from steel security fencing with tenant controlled access gates.

### SPECIFICATIONS

- Block 2 loading doors - 2.5m (w) x 3.10m (h)
- Unit 3 loading door - 3.3m (w) x 3.75m (h)
- 3 Phase electric supply
- WC and hand washing facilities
- 2.4m steel palisade 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



**BUSINESS UNITS TO LET ACROSS THE UK**

Follow us on

