



TO LET

CHILTON INDUSTRIAL ESTATE

AVENUE ONE, FERRYHILL, COUNTY DURHAM DL17 0SF

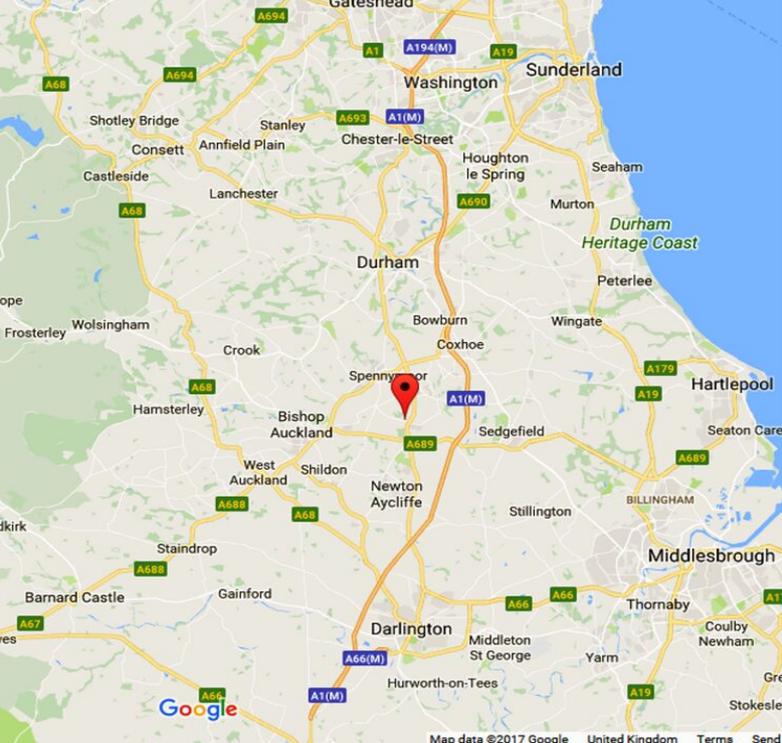


- Good access to A1(M)
- Establish location
- Security fencing with tenant controlled access
- 3 Phase electricity supply
- Unit loading doors 2.6m (w) by 2.5m (h)

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



NORTHERN TRUST
www.ntproperties.co.uk



TRAVEL DISTANCE

	Miles	Mins	Transport
A1(M) J.60	3.4	6	Car
Bishop Auckland	6.4	13	Car
Durham City Centre	9.6	26	Car

Source: theAA.com

CHILTON INDUSTRIAL ESTATE

AVENUE ONE, FERRYHILL, COUNTY DURHAM



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.

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.

SPECIFICATION

- 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) by 2.5m (h)
- 3 Phase electricity supply
- WC and hand washing facilities
- 2.4m steel palisade fencing with tenant controlled access gates

EPC

Copies of individual certificates are available upon request.

TERMS

- A variety of leasing options are available
- Rent payable monthly in advance
- Rent deposit required
- Rent quoted includes the cost of external maintenance charges and building insurance
- Tenant responsible for internal maintenance plus repairs to doors and windows
- Principal Rent will increase by a fixed 3% per annum
- Tenant responsible for payment of VAT, rates and utility charges

VIEWING / FURTHER INFO

Please contact Northern Trust to arrange a viewing or for further information



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