



TO LET

SOUTH HETTON INDUSTRIAL ESTATE

SOUTH HETTON, COUNTY DURHAM DH6 2UZ



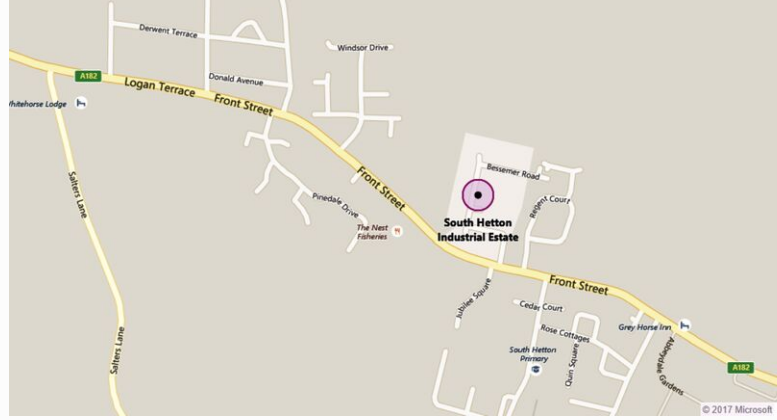
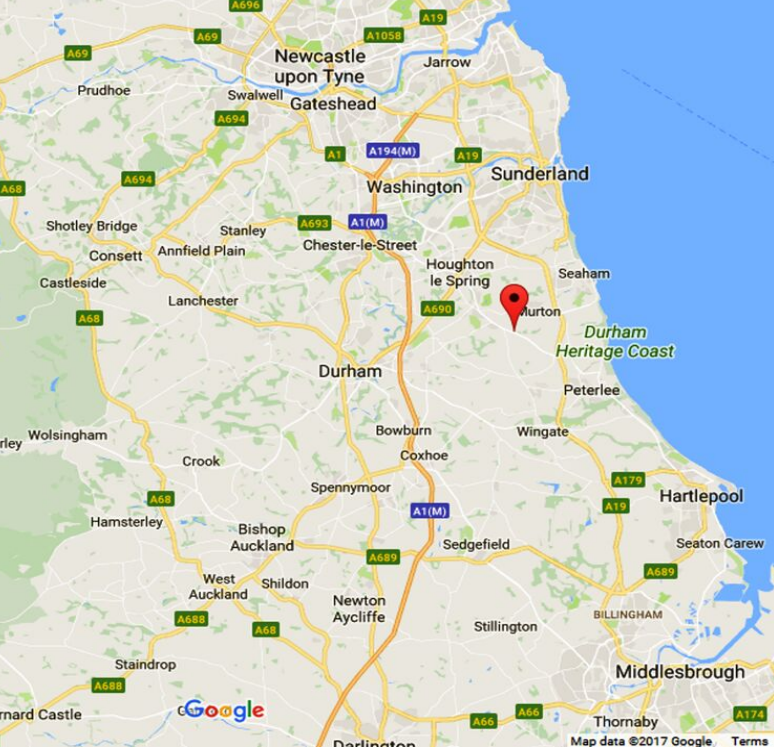
- Located with good access to the A19
- Security fencing with tenant controlled access gates
- Insulated sectional loading doors (Blocks 1 & 2)
- 3 Phase electricity supply
- Electrically operated insulated roller shutter doors to Block 4

WORKSHOP / INDUSTRIAL UNITS
484 - 2,013 sq ft (45 - 187 sq m)



NORTHERN TRUST

WWW.NTRPROPERTIES.CO.UK



TRAVEL DISTANCE

	Miles	Mins	Transport
A19	2.2	5	Car
A1	6.2	13	Car
Durham City Centre	9.1	21	Car
Sunderland City Centre	11.2	22	Car

Source: theAA.com

SOUTH HETTON INDUSTRIAL ESTATE

SOUTH HETTON, COUNTY DURHAM



LOCATION

South Hetton Industrial Estate is located to the north west of Peterlee in the village of South Hetton. The estate is approximately 2 miles from the A19 and can be accessed off the A182 Front Street which is the main road between Easington and Houghton le Spring and which links the A19 to the A690.

DESCRIPTION

The units are of steel framed construction with brick/blockwork and profiled metal cladding elevations. Roofs are of pitched design with metal cladding incorporating translucent roof lights. The estate benefits from security fencing with tenant controlled access gates. Units benefit from 3 Phase electricity supply and mains water.

SPECIFICATION

- Steel portal frame with brick & blockwork walls and insulated cladding above.
- Insulated profile metal clad dual pitched roof incorporating translucent roof light panels.
- Loading door access to all units.
- 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 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

EPC

Copies of individual certificates are available upon request.

VIEWING / FURTHER INFO

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



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