



TO LET

WOLSINGHAM INDUSTRIAL ESTATE

**DURHAM ROAD, WOLSINGHAM, COUNTY DURHAM
DL13 3JW**

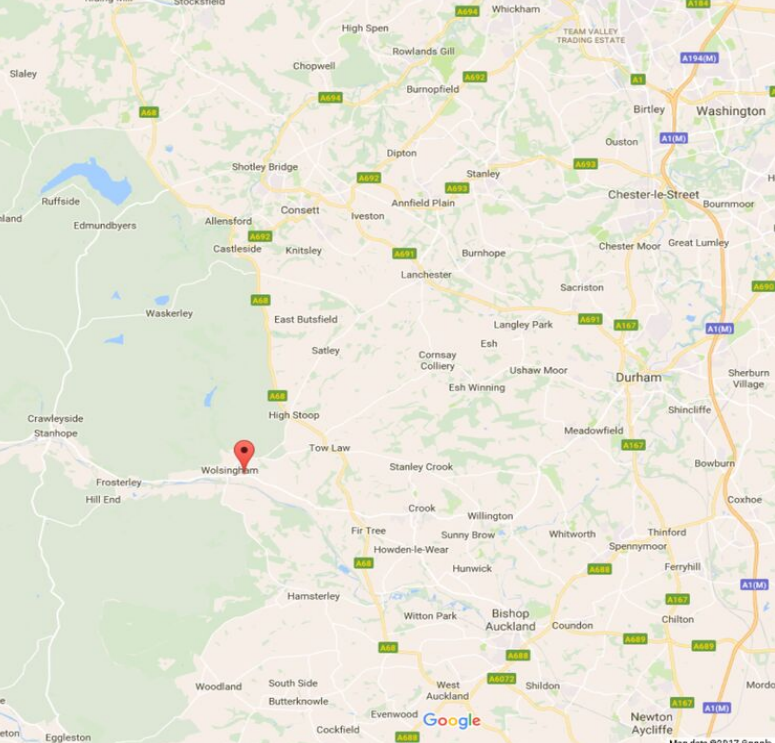


- Popular rural location
- Easy access to A68 trunk road
- Security fencing with tenant controlled access gate to Blocks 1 & 2
- 3 phase electricity supply
- Adjoining units can be combined (subject to availability)

WORKSHOP / INDUSTRIAL UNITS
495 - 1,551 sq ft (46 - 144 sq m)



NORTHERN TRUST
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TRAVEL DISTANCE

	Miles	Mins	Transport
Crook Town Centre	5.7	10	Car
Durham City Centre	16.5	30	Car
A1(M) Darlington	19.6	28	Car

Source: theAA.com

WOLSINGHAM INDUSTRIAL ESTATE

DURHAM ROAD, WOLSINGHAM, COUNTY DURHAM



LOCATION

The estate is located immediately off the A689 Bishop Auckland to Alston road on the eastern outskirts of the village. The A68 trunk road is approximately 3 miles to the east.

DESCRIPTION

Blocks 2 & 3 are constructed of load bearing insulated cavity walls with facing bricks externally and blockwork internally. The pitched roof is insulated and has a concrete tile covering. Block 1 is a semi detached block with a rendered finish and asbestos cement roof covering.

SPECIFICATION

- Block 1 rendered walls with dual pitched roof incorporating translucent rooflight panels
- Blocks 2 & 3 are brick built with dual pitched tiled roofs
- 2.4m steel palisade fencing and tenant controlled access gates to Blocks 1 & 2
- Communal tarmac parking area

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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