



TO LET

TOW LAW INDUSTRIAL ESTATE

DAN'S CASTLE, TOW LAW, COUNTY DURHAM DL13 4BB



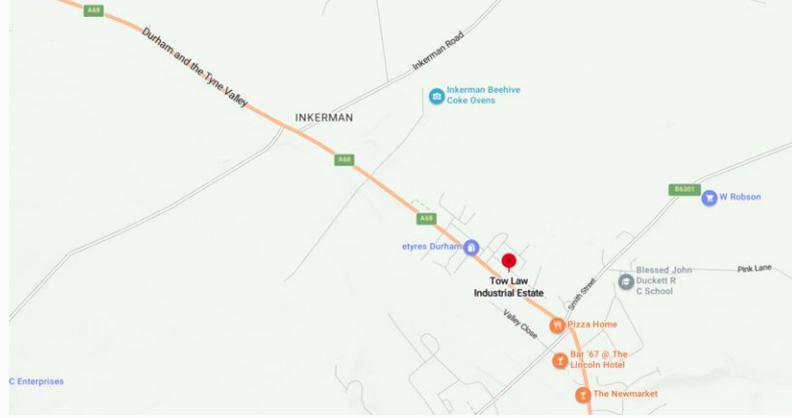
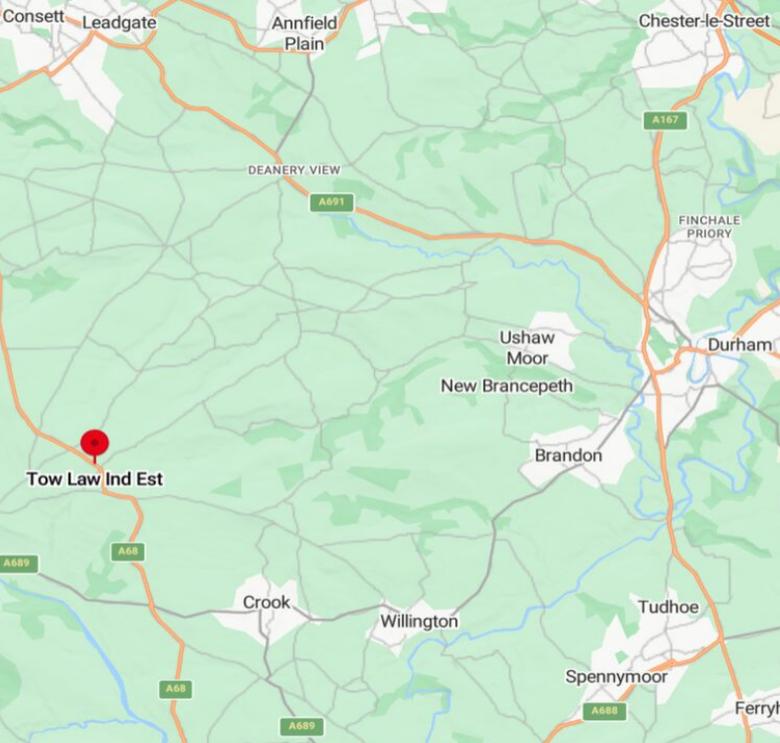
- **Good access to A68 trunk road**
- **Security fencing with tenant controlled access gates**
- **3 Phase electricity supply**
- **Insulated loading doors to Blocks 2 to 4**
- **Units can be combined (subject to availability)**

WORKSHOP / INDUSTRIAL UNITS
517 - 2,739 sq ft (48 - 254 sq m)



NORTHERN TRUST

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TRAVEL DISTANCE

	Miles	Mins	Transport
Bishop Auckland	9.4	16	Car
Durham City Centre	11.7	22	Car
A1(M) Darlington	19.2	29	Car

Source: theAA.com

TOW LAW INDUSTRIAL ESTATE

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LOCATION

The estate is situated immediately off the A68 Darlington to Corbridge trunk road in the village of Tow Law. The estate is circa 5 miles north west of Crook.

DESCRIPTION

12 Workshops are arranged in four single storey blocks within security fenced compounds. Gates are tenant controlled with 24 hour access. The units are of steel framed construction with brick and profile clad pitched roofs incorporating translucent roof panels.

SPECIFICATION

- Steel portal framed
- Brick & blockwork walls with insulated cladding above
- Profile metal clad dual pitched roofs incorporating translucent rooflight panels
- 3 Phase electricity supply
- WC and hand washing facilities

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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