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# TO LET TOW LAW INDUSTRIAL ESTATE

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

## WORKSHOP / INDUSTRIAL UNITS

495 - 2,739 sq ft (46 - 254 sq m)

### KEY FEATURES

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



## CONTACT US:

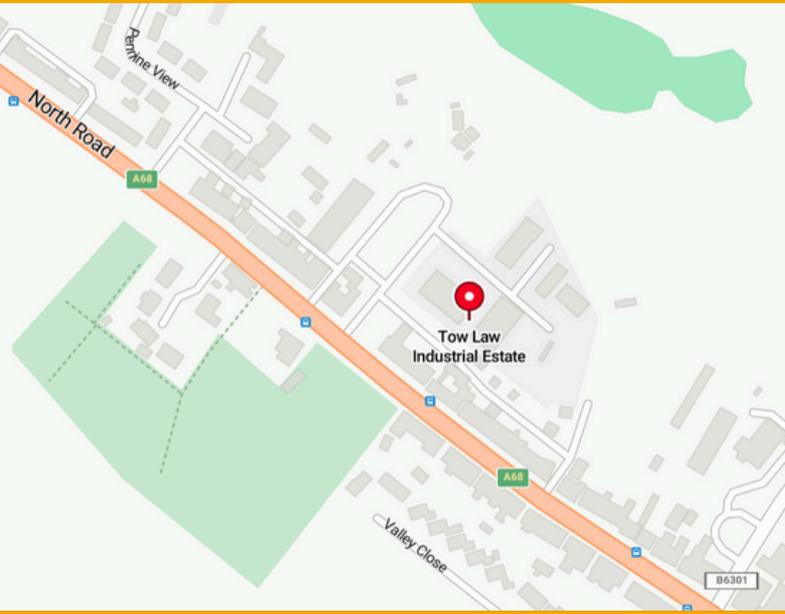
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# TOW LAW INDUSTRIAL ESTATE

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



## LOCATION

Tow Law Industrial Estate is situated to the north of A68 Dan's Castle Road in Tow Law, County Durham. The estate benefits from strong road connectivity, with the A68 running directly through the town and providing access to the A1(M) approx.15 miles to the south west. A range of local amenities are available within Tow Law town centre, just a short walk from the estate, offering shops, cafés, and services for staff and visitors.

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

## DESCRIPTION

The units are of steel portal framed construction with brick/blockwork walls with insulated cladding above. The pitched roofs incorporate translucent roof panels. The 12 workshops are arranged in four single storey blocks within security fenced compounds with 24 hour tenant controlled access gates.

## SPECIFICATIONS

- 3 Phase electricity supply
- WC and hand washing facilities
- Dedicated parking bays
- Communal circulation space

## 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



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