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# TO LET

## STELLA GILL

### INDUSTRIAL ESTATE

CHESTER LE STREET, COUNTY DURHAM DH2 2RG

## WORKSHOP / INDUSTRIAL UNITS

578 - 3,897 sq ft (54 - 362 sq m)

### KEY FEATURES

- Established location within close proximity to town centre
- Good access to the A1(M)
- Estate CCTV system
- Security fencing with tenant controlled access gates
- Excellent public transport links



## CONTACT US:

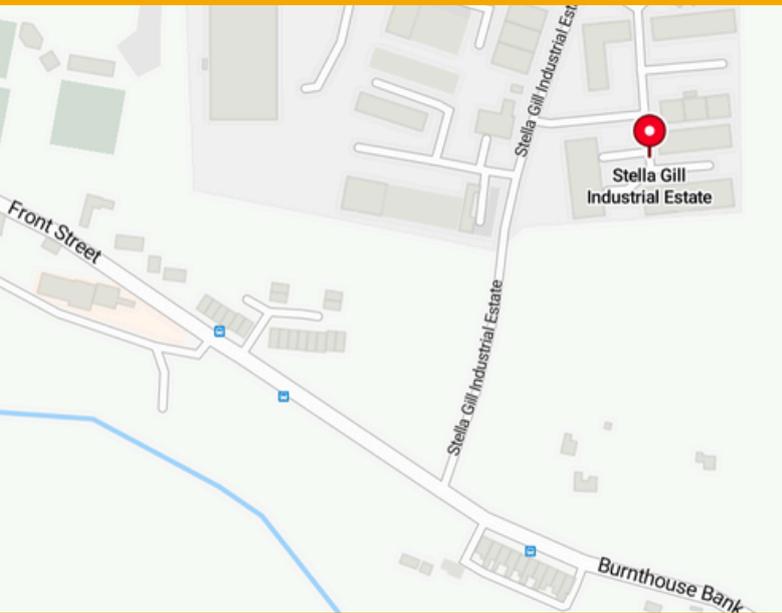
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## INDUSTRIAL ESTATE

CHESTER LE STREET, COUNTY DURHAM DH2 2RG



### LOCATION

Stella Gill Industrial Estate is situated on Newcastle Road in Pelton Fell, just ½ mile from Chester le Street town centre. The estate enjoys excellent connectivity, being 2 miles approx from J.63 of the A1(M), providing quick access to the regional road network and major cities. Newcastle upon Tyne is approx 10 miles to the north, with Durham around 8 miles to the south, making this an ideal base for businesses seeking strong transport links and proximity to local amenities.

**WORKSHOP / INDUSTRIAL UNITS**  
**578 - 3,897 sq ft (54 - 362 sq m)**

### DESCRIPTION

The units are of steel framed construction with brickwork and insulated profiled metal cladding elevations. Roofs are pitched with translucent rooflights. Each unit has forecourt access and car parking.

### SPECIFICATIONS

- Brickwork/blockwork construction with upper levels overlaid with profiled metal cladding
- Insulated profile metal clad pitched roof incorporating translucent rooflight panels
- 3 Phase electricity supply
- Estate CCTV system
- WC and hand washing facilities
- 2.4m steel palisade fencing with tenant controlled access gates



### 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

### EPC

Individual EPC certificates available on request.



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