



TO LET

STELLA GILL INDUSTRIAL ESTATE

CHESTER LE STREET, COUNTY DURHAM DH2 2RG



- **Established location within close proximity to town centre**
- **Good access to the A1(M)**
- **Security fencing with tenant controlled access gates**
- **Estate CCTV system**
- **Adjoining units can be combined (subject to availability)**

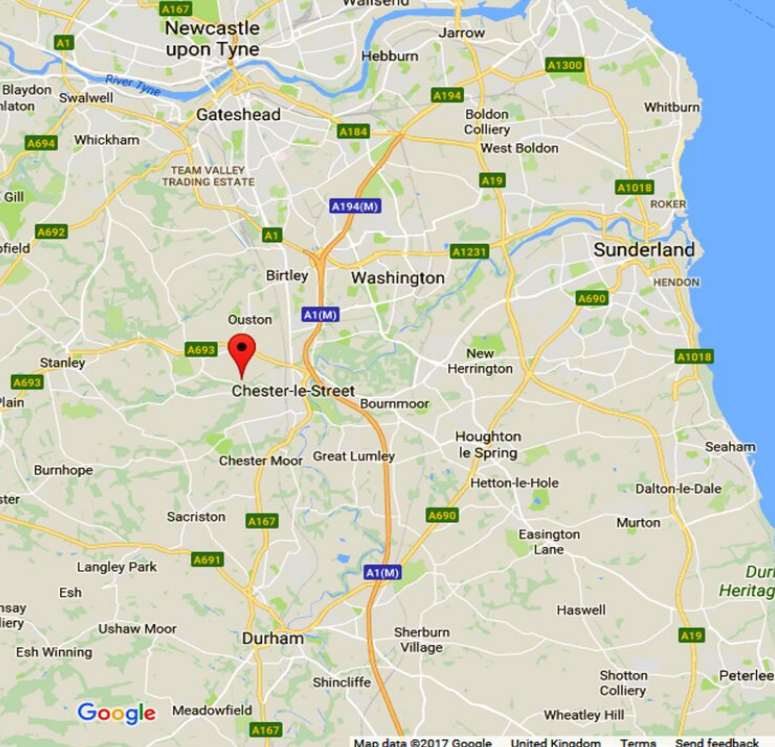
WORKSHOP / INDUSTRIAL UNITS

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



NORTHERN TRUST

www.ntproperties.co.uk



TRAVEL DISTANCE

| | Miles | Mins | Transport |
|-----------------------|-------|------|-----------|
| Durham City Centre | 8.5 | 22 | Car |
| A1(M) J.63 | 2.3 | 9 | Car |
| Newcastle City Centre | 12.4 | 23 | Car |

Source: theAA.com

STELLA GILL INDUSTRIAL ESTATE

CHESTER LE STREET, COUNTY DURHAM



LOCATION

The estate is situated on the westerly outskirts of Chester le Street, County Durham just off the B6313 Pelton Road approximately 2 miles from J63 of the A1(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.

SPECIFICATION

- 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 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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