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TO LET

**RIVERSIDE
INDUSTRIAL ESTATE**

LANGLEY PARK | COUNTY DURHAM | DH7 9TT

WORKSHOP / INDUSTRIAL UNITS

484 - 2,013 sq ft (45 - 187 sq m)

KEY FEATURES

- 3 Phase electricity supply
- Insulated sectional loading doors with separate personnel access
- Security fencing with tenant controlled access gates
- Adjoining units can be combined (subject to availability)



CONTACT US:



0191 221 1999



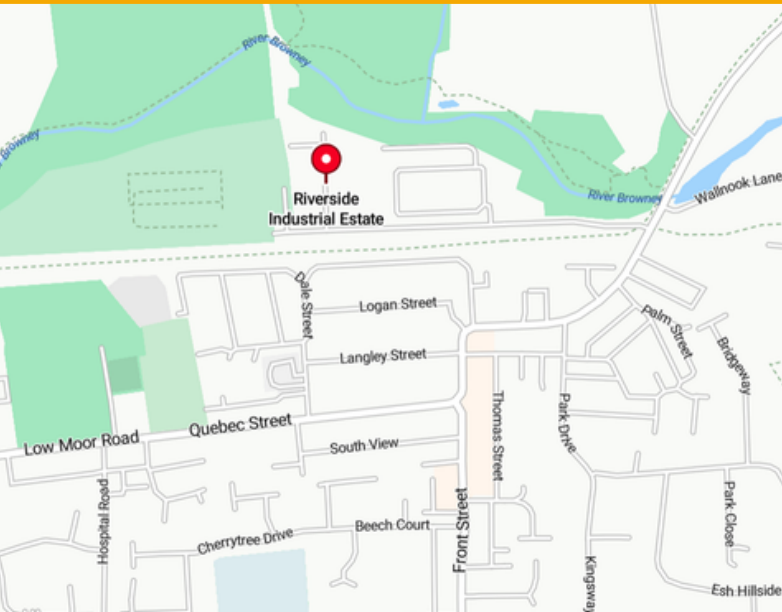
www.ntproperties.co.uk



northeast@northerntrust.co.uk

RIVERSIDE INDUSTRIAL ESTATE

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LOCATION

Riverside Industrial Estate is located on the northern outskirts of the village of Langley Park, County Durham. The estate is close to the A691 and is approximately 6 miles west of Durham City.

Langley Park village centre is less than half a mile away, offering a good mix of local shops, cafés, and services for day-to-day needs. For wider amenities, Durham city centre is less than a 10 minute drive and has a full range of retail, leisure, and professional services.

WORKSHOP / INDUSTRIAL UNITS
484 - 2,013 sq ft (45 - 187 sq m)

DESCRIPTION

The units are of steel framed construction with cavity brick/blockwork and cladding elevations. The units have pitched metal deck roofs incorporating translucent rooflights and insulated sectional loading doors with separate personnel access.

SPECIFICATION

- 3 Phase electricity supply
- Loading doors variously 2.5m (w) x 3.0m (h), 3.3m (w) x 3.5m (h) and 3.6m (w) x 3.5m (h)
- WC and hand washing facilities
- 2.4m steel palisade fencing with tenant controlled access gates

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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