



**NORTHERN TRUST**  
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# TO LET

## DRUM INDUSTRIAL ESTATE

CHESTER LE STREET, COUNTY DURHAM DH2 1SS

### WORKSHOP / INDUSTRIAL UNITS

474 - 2,530 sq ft (44 - 235 sq m)

#### KEY FEATURES

- Prominent location with close access to the A1(M)
- Well established industrial estate
- Ideal for new and established businesses
- Security fencing with tenant controlled access gates
- Insulated sectional doors with separate personnel doors
- 3 Phase electricity supply



#### CONTACT US:

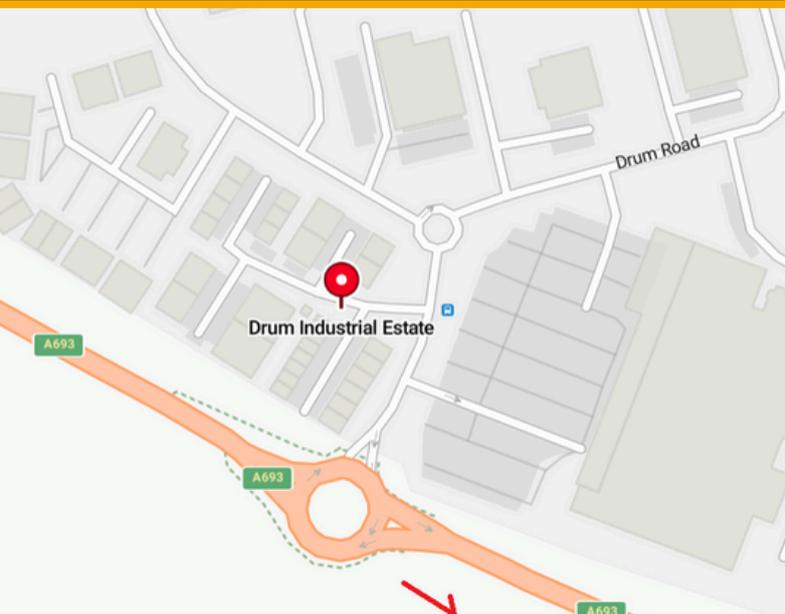
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## INDUSTRIAL ESTATE

CHESTER LE STREET, COUNTY DURHAM DH2 1SS



### LOCATION

The estate fronts the A693, 1.5 miles from J63 of the A1(M) at Chester le Street. The A167 is also within close proximity giving good access to all parts of the region. Chester le Street station lies on the East Coast Mainline, providing direct services to Newcastle, Durham, York, London and Scotland. Chester le Street town centre offers a variety of retail shops, eateries and supermarkets with excellent transport links.

**WORKSHOP / INDUSTRIAL UNITS**  
**474 - 2,530 sq ft (44 - 235 sq m)**

### DESCRIPTION

The units are of steel framed construction with brickwork and insulated profiled metal cladding elevations. Roofs are dual 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 dual pitched roof incorporating translucent rooflight panels
- 3 Phase electricity supply
- WC and hand washing facilities
- 2.4m palladin security fencing with tenant controlled access gates to all compounds
- Security estate lighting to each compound

### 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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