



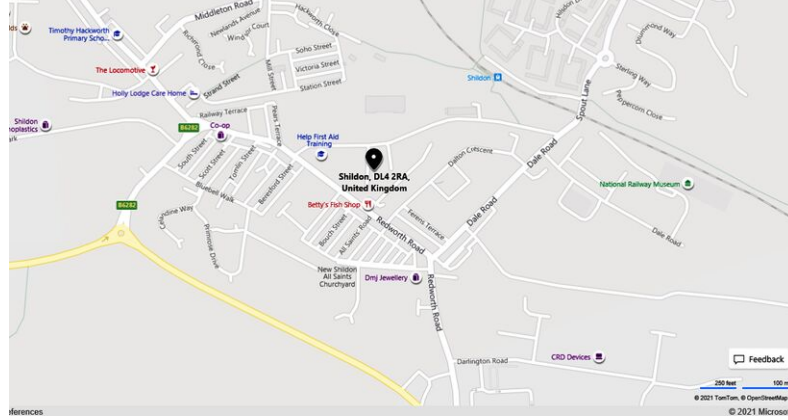
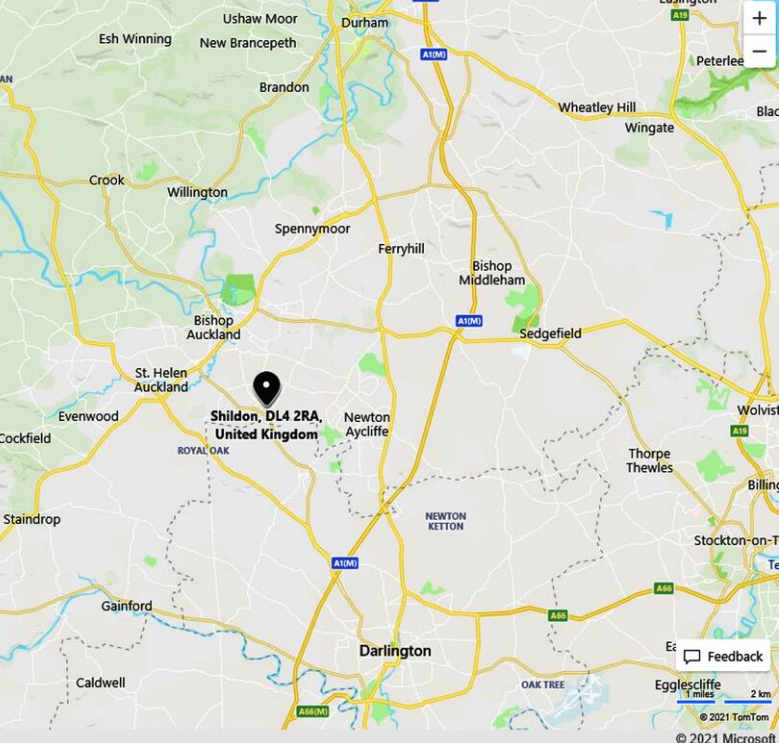
TO LET

DABBLE DUCK INDUSTRIAL ESTATE SHILDON, CO. DURHAM DL4 2RA



- Established industrial location
- Flexible tenancy terms
- Security fenced with tenant controlled access gates
- Insulated panel loading doors 2.5m (w) by 3.0m (h)
- 3 Phase electricity supply

WORKSHOP / INDUSTRIAL UNITS
495 - 990 sqft (46 - 92 sqm)



TRAVEL DISTANCE

	Miles	Mins	Transport
Darlington Centre	9.0	17	Car
Durham City Centre	12.3	24	Car
Newcastle City Centre	33.8	42	Car
Leeds City Centre	73.2	82	Car

Source: theAA.com

DABBLE DUCK INDUSTRIAL ESTATE

STANLEY, CO. DURHAM



LOCATION

The estate is located in Shildon, County Durham, just 2 miles south east of Bishop Auckland and within easy access of the A6072 and the A1(M)

DESCRIPTION

Blocks 10 & 11 comprise 17 workshop units, situated within a larger developed area of factory/warehouse/office units. The workshops are of brick and blockwork construction with pitched insulated metal clad roofs incorporating translucent rooflight panels. Access to each unit is via an insulated panel loading door. Parking is directly in front of units and within communal car-parking areas. The estate benefits from security fencing with tenant controlled access gates.

SPECIFICATION

- Brick & Blockwork construction.
- Insulated profile metal clad pitched roof incorporating translucent rooflight panels.
- Loading doors 2.5m(w) by 3.0m (h).
- 3 Phase electricity supply.
- WC and hand washing facilities.
- Tenant controlled access gates.

TERMS

- A variety of leasing options are available
- Rent payable monthly in advance
- 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
- Rent deposit required
- Tenant responsible for payment of VAT, rates and utility charges

EPC

The properties have Energy Performance ratings from Band D(90) to Band E(119). The Certificates and Reports can be made available upon request.

VIEWING / FURTHER INFO

Please contact the agents to arrange a viewing or for further information.



Whittle Jones - 9 Kingfisher Way, Silverlink Business Park, Wallsend, Tyne & Wear NE28 9NX

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