



TO LET

SEAHAM GRANGE INDUSTRIAL ESTATE

**CHIPCHASE COURT, SEAHAM, COUNTY DURHAM SR7
OPP**

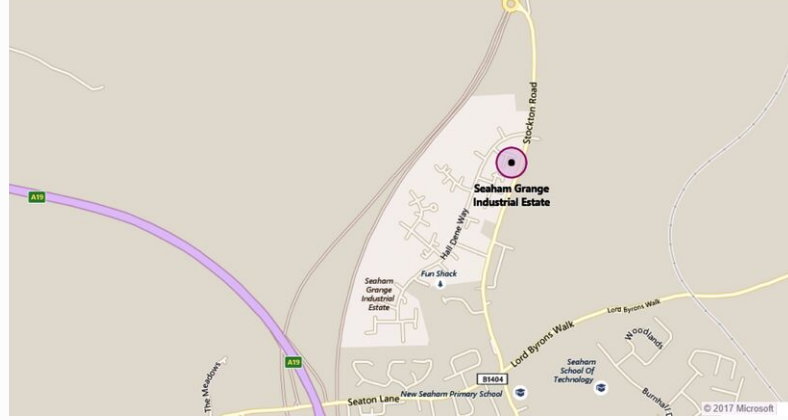
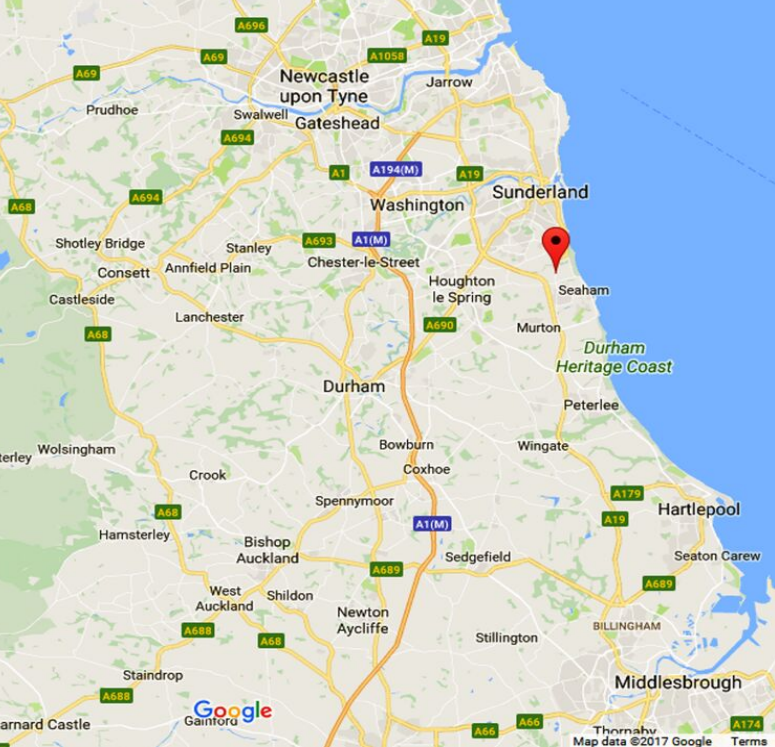


- **Easy access to A19, Sunderland and Peterlee**
- **Regional bus and rail services nearby**
- **Established location amongst national and international companies**
- **Office/reception area in all units**
- **Adjoining units can be combined (subject to availability)**

WORKSHOP / INDUSTRIAL UNITS
1,582 - 3,164 sq ft (147 - 294 sq m)



NORTHERN TRUST
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TRAVEL DISTANCE

	Miles	Mins	Transport
A19 North	1.2	4	Car
A19 South	1.5	2	Car
Sunderland City Centre	5.1	14	Car
Newcastle City Centre	18.6	26	Car
Durham City Centre	13.3	22	Car

Source: theAA.com

SEAHAM GRANGE INDUSTRIAL ESTATE

CHIPCHASE COURT, SEAHAM, COUNTY DURHAM



LOCATION

Seaham Grange Industrial Estate is located south of Sunderland in the north east of County Durham. The estate is accessed off Stockton Road (B1285) close to its junction with the A1018 giving easy access to Peterlee, Sunderland and the A19.

DESCRIPTION

Each unit has warehouse access via an insulated sectional loading door with an office/reception accessed via a separate personnel door. The units are of steel framed construction with insulated metal clad walls and roof. The estate benefits from external lighting and perimeter steel security fencing with tenant controlled access gates.

SPECIFICATION

- Steel portal frame with insulated clad exterior and blockwork inner walls
- Front entrance lobby/reception area leading to office in all units
- loading door access to all units
- Mae and female facilities
- 3 Phase electricity supply

EPC

Copies of individual certificates are available upon request.

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

VIEWING / FURTHER INFO

Please contact Northern Trust to arrange a viewing or for further information.



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