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TO LET

BLOCKS 47 & 48

CHILTON INDUSTRIAL ESTATE

AVENUE FOUR, CHILTON, COUNTY DURHAM, DL17 0PB

WORKSHOP / INDUSTRIAL UNITS

2,338 - 2,388 sq ft (217 - 222 sq m)

KEY FEATURES

- Good access to A1(M)
- Separate pedestrian and loading doors
- Established Location
- 3 Phase electricity supply



CONTACT US:

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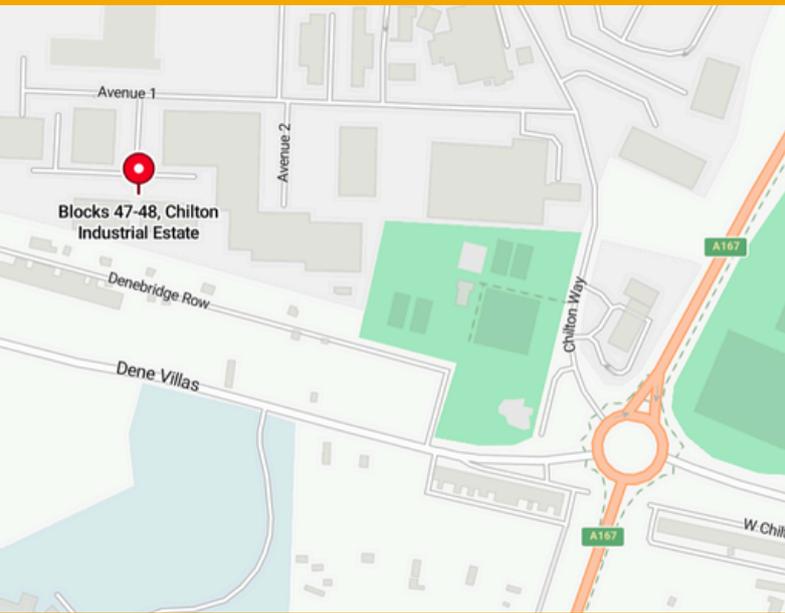
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BLOCKS 47 & 48

CHILTON INDUSTRIAL ESTATE

AVENUE FOUR, CHILTON, COUNTY DURHAM DL17 0PB



LOCATION

Chilton Industrial Estate is located on the North West outskirts of Chilton village close to Spennymoor and Ferryhill. Just off the A167 Chilton bypass, it is close to the A689 giving east access to the A1(M) and A19. In addition, the estate is well-served by local public transport, with regular bus services connecting Chilton to Spennymoor, Newton Aycliffe, and Durham. Durham Tees Valley Airport is approximately 10 miles away, while Newcastle International Airport and Teesside International Airport provide broader national and international connections.

WORKSHOP / INDUSTRIAL UNITS
2,338 - 2,388 sq ft (217 - 222 sq m)

DESCRIPTION

The units are of steel framed construction clad in profiled metal cladding. The roofs are of insulated metal cladding with translucent rooflights. There is ground floor office space with separate pedestrian and loading bay doors. All units have 3 phase electricity supplies with handwashing and WC facilities. There is parking for 6 cars to the front of each unit.

SPECIFICATIONS

- Steel frame construction with upper levels overlaid with profiled metal cladding
- Insulated profile metal clad dual pitched roof incorporating translucent rooflight panels
- Loading doors 2.6m (w) x 2.5m (h)
- 3 phase electricity supply
- WC and hand washing facilities

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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