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TO LET

DABBLE DUCK INDUSTRIAL ESTATE

SHILDON | COUNTY DURHAM | DL4 2RA

WORKSHOP / INDUSTRIAL UNITS

495 - 990 sq ft (46 - 92 sq m)

KEY FEATURES

- Established industrial location
- CCTV system
- 3 Phase electric supply
- Flexible tenancy terms
- Security fencing with tenant controlled access gates
- Insulated panel loading doors 2.5m (w) x 3.0m (h)



CONTACT US:



0191 221 1999



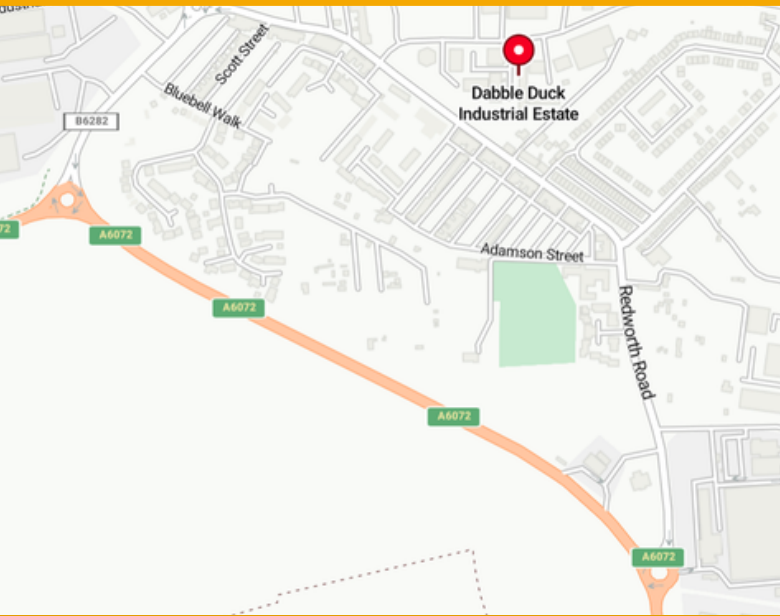
www.ntproperties.co.uk



northeast@northerntrust.co.uk

DABBLE DUCK INDUSTRIAL ESTATE

SHILDON | COUNTY DURHAM | DL4 2RA



LOCATION

Dabble Duck Industrial Estate is located on the southern outskirts of Shildon, a well-established commercial area within County Durham. The estate is accessed directly from the A6072 via the B6282 and Redworth Road, providing convenient connections to the surrounding region. Shildon town centre is within easy walking distance, offering a range of local amenities including shops, cafés, and services, while Shildon railway station provides regular rail services.

WORKSHOP / INDUSTRIAL UNITS 495 - 990 sq ft (46 - 92 sq m)

DESCRIPTION

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

SPECIFICATIONS

- 3 Phase electric supply
- CCTV system
- Tenant controlled access gates
- Loading doors 2.5m (w) x 3.0m (h)

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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