



TO LET

CASTLE CLOSE INDUSTRIAL ESTATE

CROOK, COUNTY DURHAM DL15 8LU



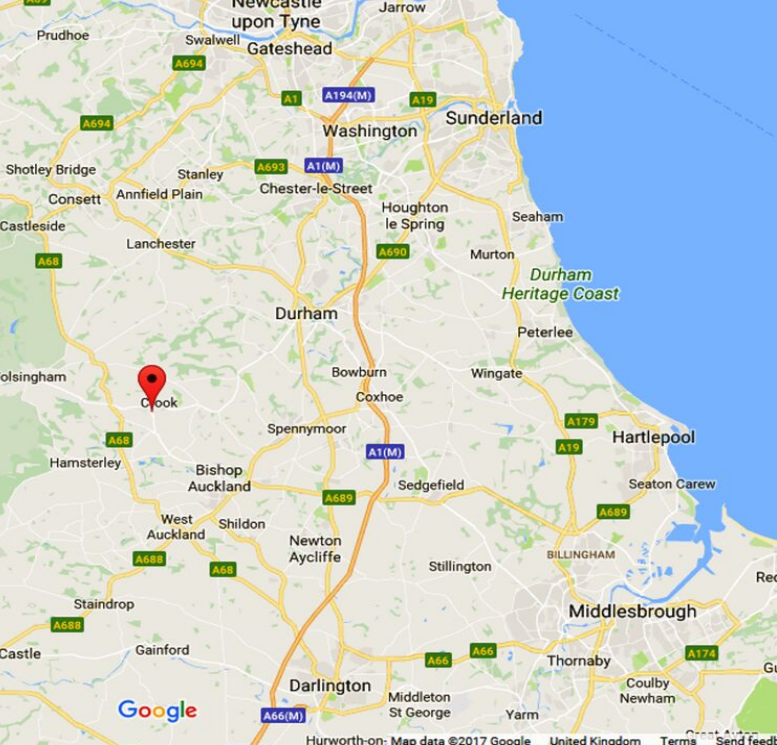
- Ideal start up units
- 3 Phase electricity supply
- Electrically operated loading doors 2.75m (w) by 2.75m (h)
- Security fencing with tenant controlled access gates
- Close to local amenities
- Adjoining units can be combined (subject to availability)



NORTHERN TRUST
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WORKSHOP / INDUSTRIAL UNITS

538 - 1,076 sq ft (50 - 100 sq m)



TRAVEL DISTANCE

	Miles	Mins	Transport
Durham City Centre	10.6	29	Car
Bishop Auckland	5	9	Car
A1(M) J.60	12	21	Car

Source: theAA.com

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LOCATION

The estate is located to the southern side of Crook town centre and is just off the A689.

Durham city is within 11 miles and the A68 north and south is within 2 miles.

DESCRIPTION

The units are of steel framed construction with brick/blockwork walls and insulated roofs. Loading access is by way of electrically operated insulated roller shutter and personnel access by a separate steel door. There is security fencing with tenant controlled access gates to each compound.

SPECIFICATION

- Brick and blockwork wall construction with upper levels overlaid with profiled metal cladding
- Insulated profile metal clad pitched roof incorporating translucent rooflight panels
- Loading doors 2.75m (w) by 2.75m (h)
- 3 Phase electricity supply
- WC and hand washing facilities
- 2.4m steel palisade fencing with tenant controlled access gates

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

EPC

Copies of individual certificates are available upon request.

VIEWING / FURTHER INFO

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



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