



TO LET

BEECHBURN INDUSTRIAL ESTATE

CROOK, COUNTY DURHAM DL15 8RA



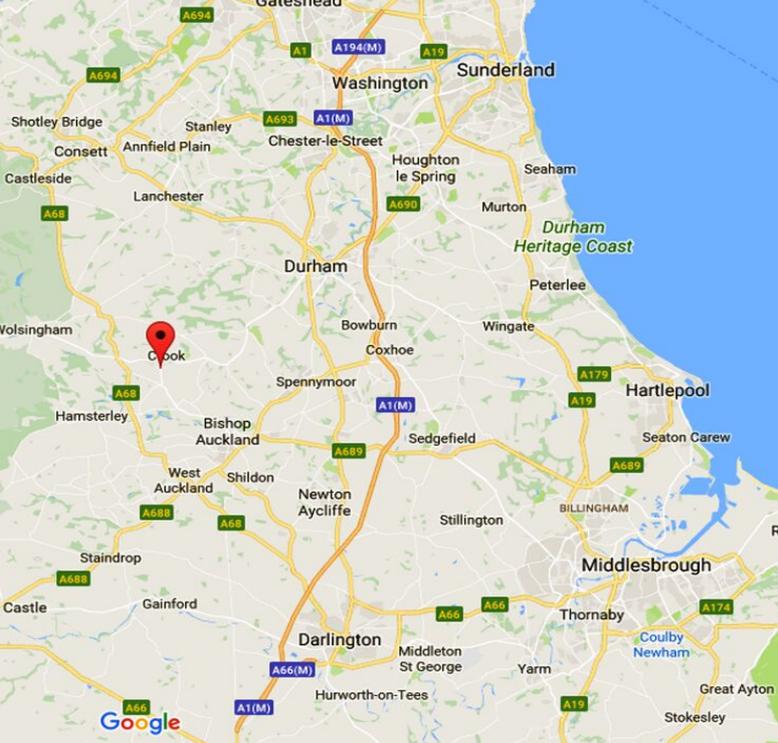
- Less than 1 mile from town centre
- 3 Phase electricity supply
- Sectional up and over loading doors to Blocks 10 & 11
- Electrically operated loading doors to Block 9
- Adjoining units can be combined (subject to availability)

WORKSHOP / INDUSTRIAL UNITS
2,486 - 3,746 sq ft (231 - 348 sq m)



NORTHERN TRUST

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TRAVEL DISTANCE

	Miles	Mins	Transport
A1(M) J.60	12	21	Car
A68	2	2	Car
Bishop Auckland	5	9	Car
Durham City Centre	11	29	Car

Source: theAA.com

BEECHBURN INDUSTRIAL ESTATE

CROOK, COUNTY DURHAM



LOCATION

Beechburn Industrial Estate is located on the outskirts of Crook, County Durham. The estate is situated on the A689 Crook bypass to the south of the town centre.

The A68 is within 2 miles and Durham City is 11 miles away.

DESCRIPTION

Terraced units of steel framed construction with brick/block and profiled metal cladding elevations. Units in Block 10 & 11 have up and over sectional loading doors and units in Block 9 have electrically operated loading doors. There is security fencing with tenant controlled access gates to Block 9.

SPECIFICATION

- Brick and blockwork construction with upper levels overlaid with cladding.
- Insulated profile metal clad pitched roof incorporating translucent roof light panels.
- Loading doors Block 9 - 3.7, (w) x 3.6m (h)
- Loading doors Blocks 10 & 11 - 3.4m (w) x 4.2m (h)
- WC and hand washing facilities
- Tenant controlled security gates to Block 9

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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