



TO LET

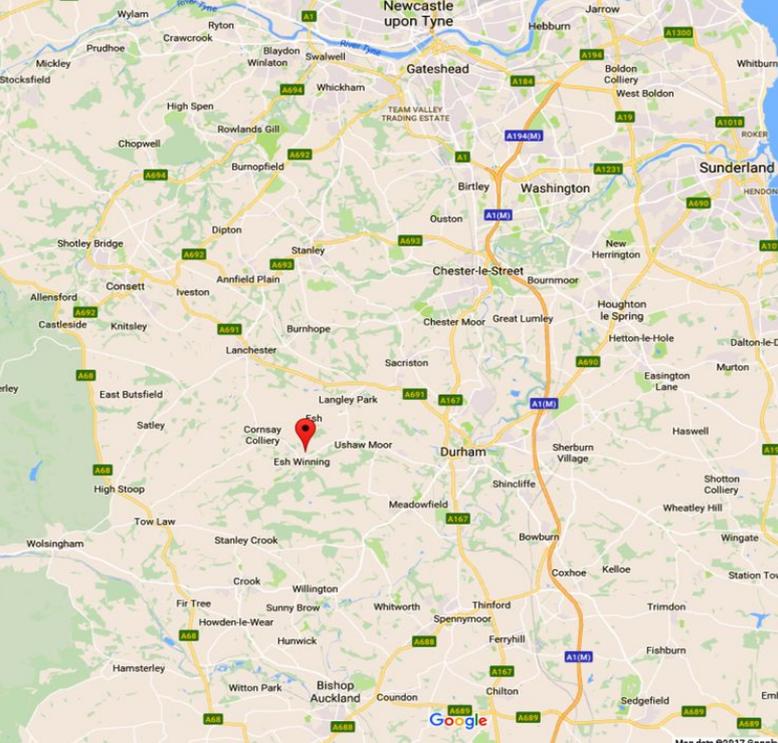
ESH WINNING INDUSTRIAL ESTATE

ESH WINNING, COUNTY DURHAM, DH7 9QL



- Local village location
- Timber compound to front of each unit
- 3 Phase electricity
- Insulated loading doors
- Adjoining units can be combined (subject to availability)

WORKSHOP / INDUSTRIAL UNITS
504 - 2,031 sqft (47 - 188 sqm)



TRAVEL DISTANCE

	Miles	Mins	Transport
Durham City Centre	5.8	14	Car
A1(M) Newton Aycliffe	19.0	33	Car
A1(M) Durham	9.0	21	Car

Source: theAA.com

ESH WINNING INDUSTRIAL ESTATE

ESH WINNING, COUNTY DURHAM



LOCATION

The estate is on the northern outskirts of the village accessed off the B6302, west of Durham City. The units are situated towards the rear of the estate near to Hargreaves Services.

DESCRIPTION

There are 8 units arranged as a pair of semi-detached properties plus a terrace of 6 units. The units are of brickwork construction to the main elevations. Roofs are of pitched design with metal cladding incorporating translucent roof-lights. Each unit has its own timber fenced compound to the front of the units.

SPECIFICATION

- Cavity brickwork elevations.
- Insulated profile metal clad dual pitched roof incorporating translucent rooflight panels.
- Oil fired heating units to Block 1 and electric heating to some Block 2 units.
- 3 Phase electricity supply.
- WC and hand washing facilities.
- Loading doors 2.5m(w) by 2.7m(h).

TERMS

- A variety of leasing options are available
- Rent payable monthly in advance
- 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
- Rent deposit required
- Tenant responsible for payment of VAT, rates and utility charges

EPC

The properties have Energy Performance ratings from Band D(76) to Band E(109). The Certificates and Reports can be made available upon request.

VIEWING / FURTHER INFO

Please contact the agents to arrange a viewing or for further information.



Whittle Jones - 9 Kingfisher Way, Silverlink Business Park, Wallsend, Tyne & Wear NE28 9NX

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