



TO LET

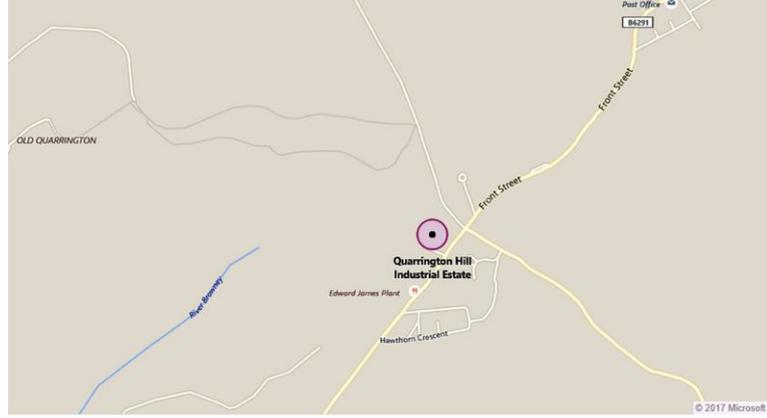
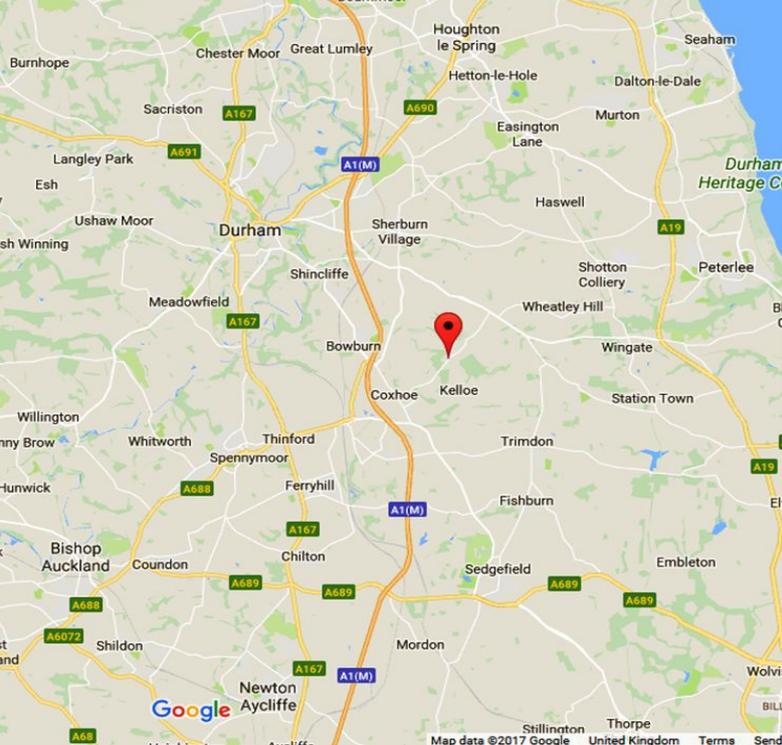
QUARRINGTON HILL INDUSTRIAL ESTATE

QUARRINGTON HILL, CO. DURHAM, DH4 4QJ



- Approximately 2.5 miles from J.61 of the A1(M) and 5.5 miles from the A19
- Adjoining units can be combined (Subject to availability)
- Fully fenced estate with tenant controlled security gates
- Electric loading doors
- 3 phase electricity

WORKSHOP / INDUSTRIAL UNITS
506 - 1,249 sqft (47 - 116 sqm)



TRAVEL DISTANCE

	Miles	Mins	Transport
A1(M) J.61	2.5	6	Car
Durham City Centre	6.6	19	Car
Peterlee	8.9	16	Car
Hartlepool	13.5	22	Car

Source: theAA.com

QUARRINGTON HILL INDUSTRIAL ESTATE

QUARRINGTON HILL, CO. DURHAM



LOCATION

Quarrington Hill Industrial Estate is located in County Durham approximately 6 miles south east from Durham City. The estate is accessed off the B6291 which links Quarrington Hill to the A1(M) trunk road in 2.5 miles and the A19 to the east in 5.5 miles.

DESCRIPTION

The single storey workshop units are in two blocks of brick/blockwork construction with pitched tiled roofs. The estate benefits from floodlighting and security fencing with tenant controlled access gates. Each unit has an electric loading door with the option to access the property from the rear fire door.

SPECIFICATION

- Brick and blockwork construction.
- Tiled mono pitched roof incorporating rooflights.
- Electric Loading doors 2.6m(w) by 2.6m(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 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 C (67) to Band D (100). 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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