



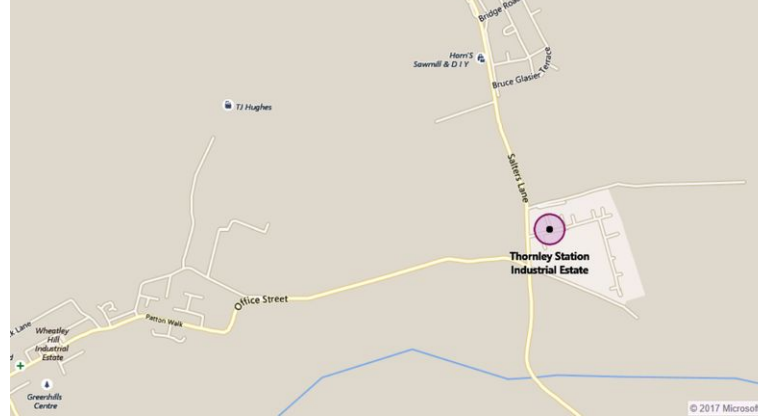
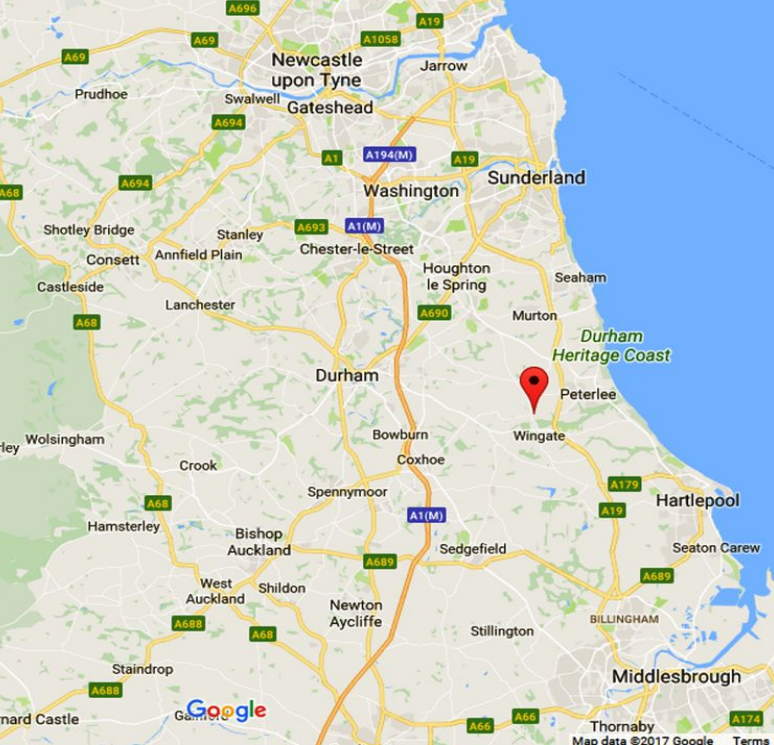
**TO LET**

## **THORNLEY STATION INDUSTRIAL ESTATE THORNLEY STATION, CO. DURHAM, DH6 2QA**



- Estate located with good access to the A19
- Security fencing with tenant controlled access gates
- 3 phase electricity supply
- Insulated roller shutter doors with separate personnel door access (excluding Units 1A & 1B)
- Adjoining units can be combined (subject to availability)

**WORKSHOP / INDUSTRIAL UNITS**  
**506 - 2,001 sqft (47 - 186 sqm)**



## TRAVEL DISTANCE

	Miles	Mins	Transport
A19	1.7	4	Car
A1(M)	9	13	Car
Peterlee Town Centre	5	12	Car
Durham City Centre	10.3	20	Car

Source: theAA.com

# THORNLEY STATION INDUSTRIAL ESTATE

## THORNLEY STATION, CO. DURHAM



### LOCATION

Thornley Station Industrial estate is located south west of Peterlee. The estate is approximately 1 mile from the A181 and 1.7 miles from the A19. The units are accessed off the B1280 Salters Lane on the South side of Shotton Colliery.

### DESCRIPTION

The units are of steel framed construction with brick/blockwork elevations. The units benefit from 3 phase electricity supply, gas heaters supplied by LPG (excluding Units 1A and 1B) and mains water.

Units 1C & 1D have insulated roller shutter doors (3.0m wide by 3.7m high) and units in Block 2 have insulated loading doors (2.6m wide by 3.1m high). Each unit has a separate personnel door access. The estate also benefits from steel security fencing with tenant controlled gates.

### SPECIFICATION

- Loading doors 3.0m (w) by 3.7m (h) (Block 1) and 2.6m (w) by 3.1m (h) (Block 2).
- 3 Phase electricity supply.
- Heating available in all units.
- 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(89). 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.



Managing Properties  
On Behalf of  
Northern Trust  
Company Limited

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

MISREPRESENTATION ACT: Whittle Jones and their joint agents (if applicable) on behalf of proposing vendors or lessors and on their own behalf give notice that: (i) These particulars are set out as general information only for the assistance of intending purchasers or lessees. They do not constitute nor constitute part of an offer and will not be incorporated in any contract term; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without any liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessee shall not rely on such information which is given on condition that any intending purchasers or lessees shall satisfy themselves by their own inspections or other enquiries about the property in all respects; (iii) no partner and no person employed by Whittle Jones or their joint agents (if applicable) has any authority to make any representation or give any warranty whatsoever in relation to this property whether on behalf of proposing vendors or lessors of Whittle Jones. March 2018. Designed and produced by Creativeworld Tel: 01282 858200.

**Properties available in over 200 locations throughout England & Scotland**