



TO LET

DEAN & CHAPTER INDUSTRIAL ESTATE

FERRYHILL, COUNTY DURHAM DL17 8LH

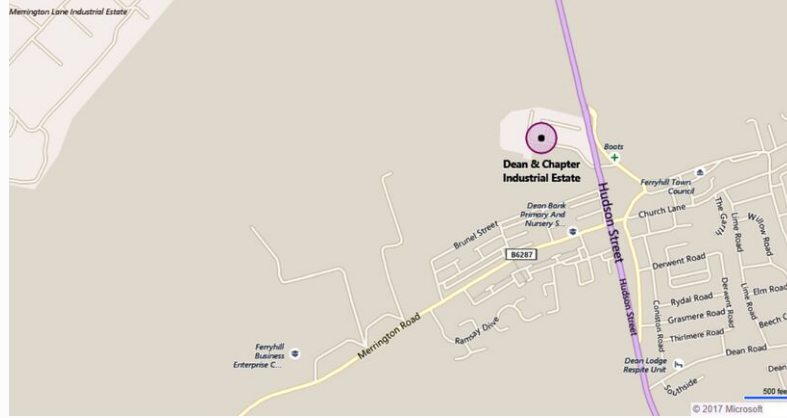
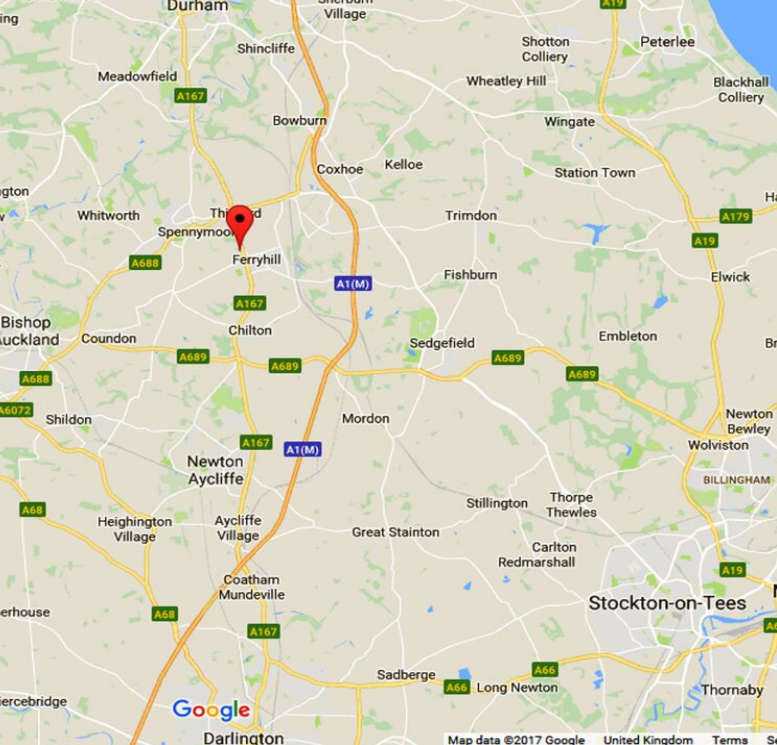


- Good access to A167 and A1(M)
- Individual security compounds
- 3 Phase electricity supply
- Insulated sectional loading doors (2.6m wide by 3.2m high)
- Reinforced concrete floors



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WORKSHOP / INDUSTRIAL UNITS
1,507 - 1,981 sq ft (140 - 184 sq m)



TRAVEL DISTANCE

	Miles	Mins	Transport
A1(M) J.60	3.4	6	Car
Bishop Auckland	7.6	15	Car
Durham City Centre	7.6	22	Car

Source: theAA.com

DEAN & CHAPTER INDUSTRIAL ESTATE

FERRYHILL, COUNTY DURHAM



LOCATION

The estate is situated immediately off the main A167 in the village of Ferryhill, giving access to Durham and the A1(M).

DESCRIPTION

A single block of four units of steel frame construction with elevations in brickwork under mono-pitched, insulated metal deck roofs with translucent rooflights. Each unit has a compound enclosed by a palisade fence with tenant controlled access gates.

SPECIFICATION

- Brick and blockwork construction
- Insulated profile metal clad mono pitched roof incorporating translucent panels.
- Loading doors 2.6m (w) by 3.2m (h)
- 3 Phase electricity supply
- WC and hand washig facilities
- 2.4m steel palisade fencing to individual compounds

EPC

Copies of individual certificates are available upon request.

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

VIEWING / FURTHER INFO

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



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