



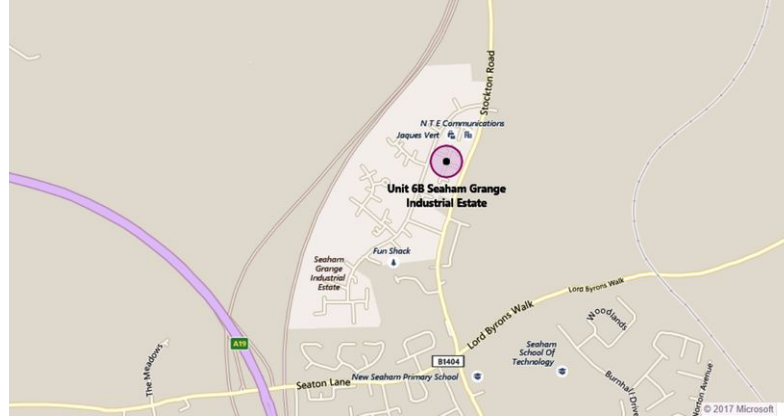
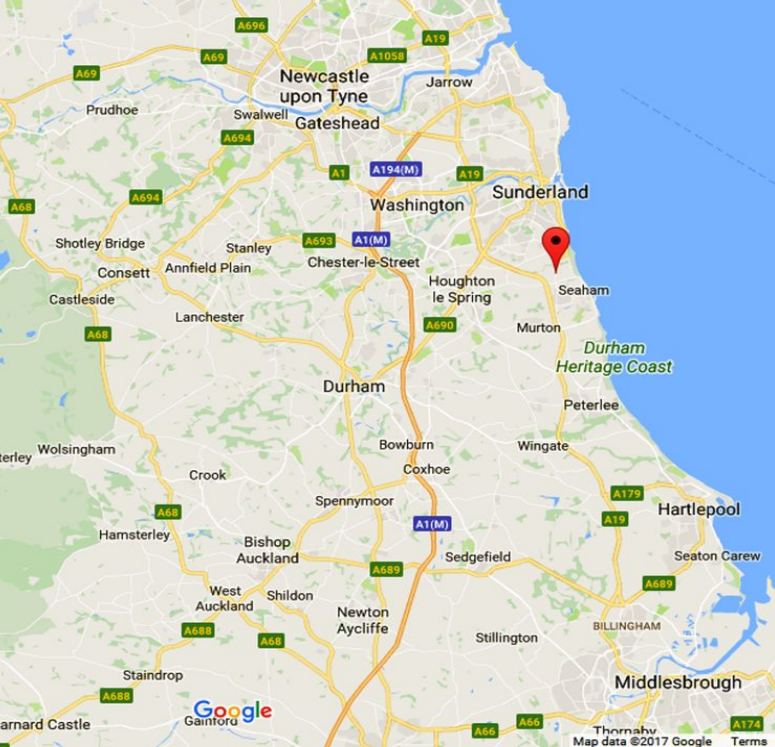
**TO LET**

**UNIT 6B  
SEAHAM GRANGE  
INDUSTRIAL ESTATE  
CHEVYCHASE COURT, SEAHAM,  
CO. DURHAM, SR7 0PW**



- Popular and Established Location amongst National and International Companies
- Excellent Transport Links to A19
- Attractive Open Plan Landscaped Setting
- Ground Floor Office Including Reception Entrance
- Mezzanine Storage

**INDUSTRIAL UNIT WITH OFFICE**  
**5,156 sq ft (479 sq m)**



## TRAVEL DISTANCE

	Miles	Mins	
A19 North	1.2	4	Car
A19 South	1.5	2	Car
Sunderland City Centre	5.1	14	Car
Newcastle City Centre	18.6	26	Car
Durham City Centre	13.3	22	Car

Source: theAA.com

# UNIT 6B SEAHAM GRANGE IND. ESTATE

CHEVYCHASE COURT, SEAHAM, CO. DURHAM



## LOCATION

Seaham Grange Industrial Estate is located south of Sunderland in the north east of County Durham. The estate is accessed off Stockton Road (B1285) close to its junction with the A1018 giving easy access to Peterlee, Sunderland and the A19. Unit 6B is on Chevychase Court off Hall Dene Way.

## DESCRIPTION

Unit 6B is a semi-detached unit with 10 parking spaces available to the front of the property. The unit is of steel framed construction with insulated cladding elevations and blockwork internal walls. The unit benefits from ground floor office with reception, male and female wc facilities and mezzanine storage. The unit has an overhead sectional loading door of 3.0m wide by 4.5m high.

## SPECIFICATION

- Steel portal frame with insulated clad exterior and blockwork inner walls.
- Insulated profile metal clad dual pitched roof incorporating translucent rooflight panels.
- Ground floor office with reception entrance.
- Gas fired space heating to production area.
- 3 Phase electric supply.
- Mezzanine storage.
- Loading Door 3.0m (w) by 4.5m (h).
- 10 no. parking spaces.

## TERMS

- Full repairing lease with negotiable term length, allowing for rent reviews every 3 or 5 years
- Rent payable quarterly in advance
- Landlord insures the building and recovers the premium from the tenant
- Tenant pays a contribution to estate services
- Tenant responsible for payment of VAT, business rates and utility charges

## EPC

The property has an Energy Performance rating of Band D(83). The Certificate and Report 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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