



**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 supply
- Insulated loading doors
- Adjoining units can be combined (subject to availability)

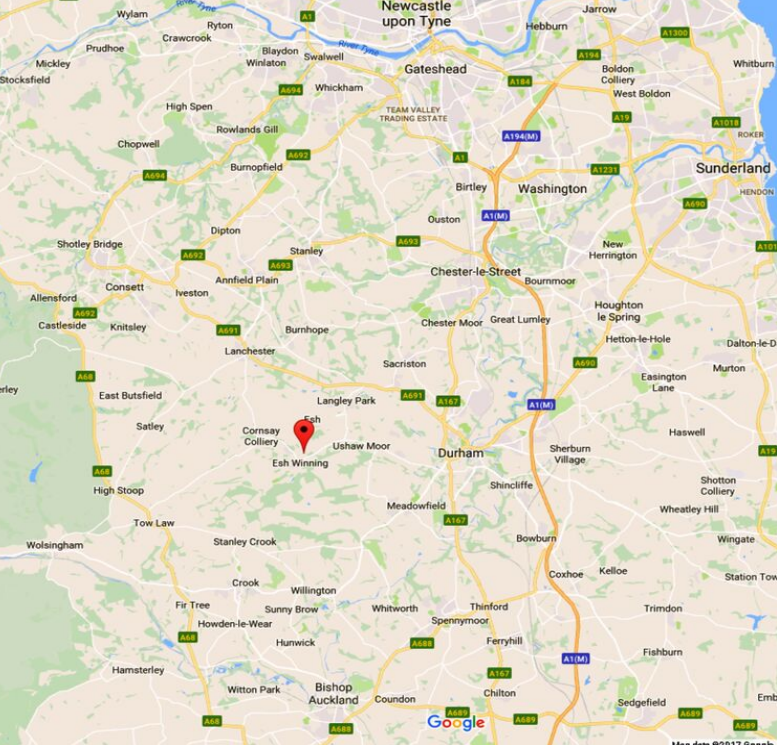


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## WORKSHOP / INDUSTRIAL UNITS

**504 - 2,031 sq ft (47 - 188 sq m)**





## 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

 **DH7 9QL**

## 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 rooflights. Each unit has its own timber fenced compound to the front.

## SPECIFICATION

- Cavity brickwork elevations
- Insulated profile metal clad dual pitched roof incorporating translucent rooflight panels
- 3 Phase electricity supply
- WC and hand waashing facilities
- Loading doors 2.5m (w) by 2.7m (h)

## 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



9 Kingfisher Way • Silverlink Business Park • Wallsend • Tyne & Wear • NE28 9NX

 [northeast@northerntrust.co.uk](mailto:northeast@northerntrust.co.uk)

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