



**TO LET**

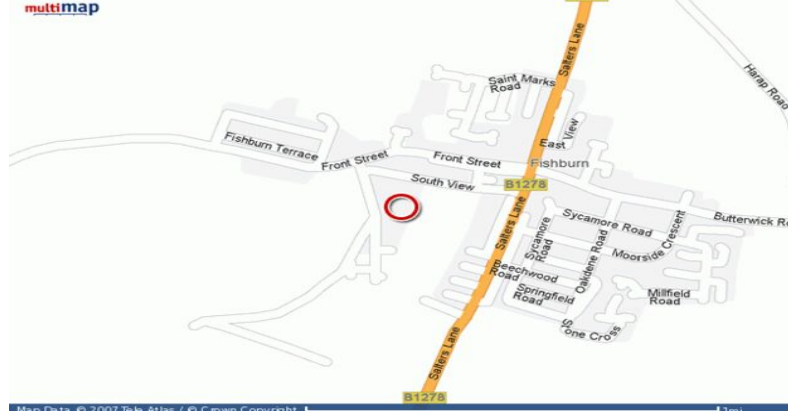
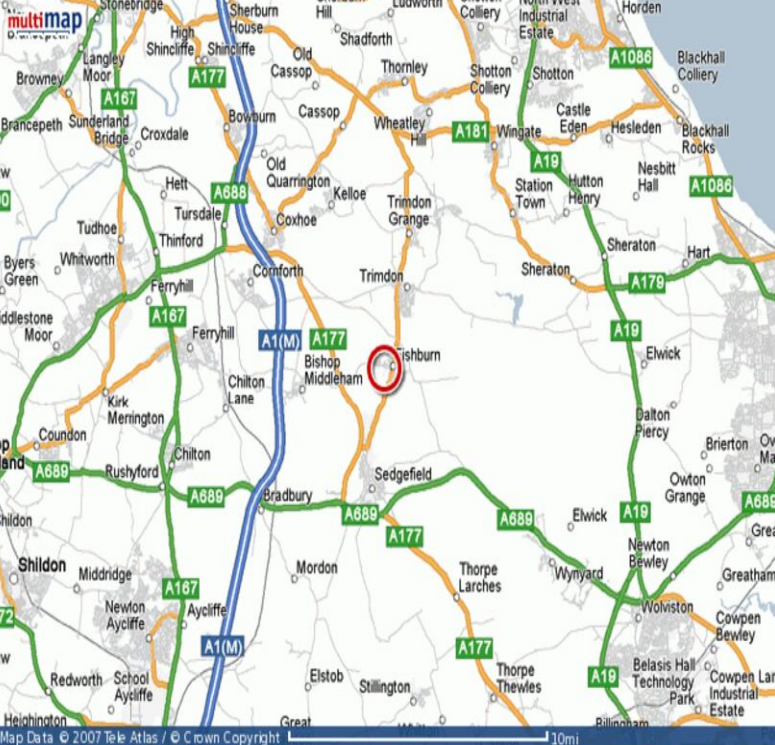
## FISHBURN INDUSTRIAL ESTATE

FISHBURN, COUNTY DURHAM TS21 4AJ



- Good access to the A1 via the A177 and the A19 via the A689
- Local bus services available within walking distance
- Fully fenced estate with tenant controlled security gates
- Overhead sectional loading doors
- 3 Phase electricity supply
- Flexible leasing options

**WORKSHOP / INDUSTRIAL UNITS**  
**500-2,798 sqft (46-260 sqm)**



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## TRAVEL DISTANCE

	Miles	Mins	Transport
A1(M) J.60	5	9	Car
Stockton	13.2	26	Car
Durham City Centre	14.1	25	Car

Source: theAA.com

# FISHBURN INDUSTRIAL ESTATE

FISHBURN, COUNTY DURHAM



## LOCATION

Fishburn Industrial Estate is located approximately 14 miles south east of Durham City. The estate is well placed for accessing County Durham and Teesside with the A1(M) 5 miles to the north west and the A19 just over 7 miles to the east. Locally the estate is accessed from Front Street (B1278) on the Fishburn to Ferryhill road.

## DESCRIPTION

There are 11 Units in total which are clad in brick/blockwork and profile metal cladding. The roofs are of insulated metal decking with translucent rooflights. All units have insulated sectional loading doors and separate personnel access.

## SPECIFICATION

- Brick/blockwork construction with upper levels overlaid with profiled metal cladding.
- Insulated profile metal clad pitched roof incorporating translucent rooflight panels.
- Loading doors Block 1 - 3.58m(w) by 3.51m(h), Block 2 - 2.69m(w) by 2.99m(h), Block 3 - 3.0m(w) by 3.0m(h), Block 4 - 2.5m(w) by 3.0m(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 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 desposit required.
- Tenant responsible for payment of VAT, rates and utility charges.

## EPC

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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