



**TO LET**

## **DRUM INDUSTRIAL ESTATE**

**CHESTER LE STREET, COUNTY DURHAM DH2 1SS**



- **Prominent location with good access to the A1(M)**
- **Ideal for new and established businesses**
- **Security fencing with tenant controlled access gates**
- **Insulated sectional doors with separate personnel doors**
- **3 Phase electricity supply**

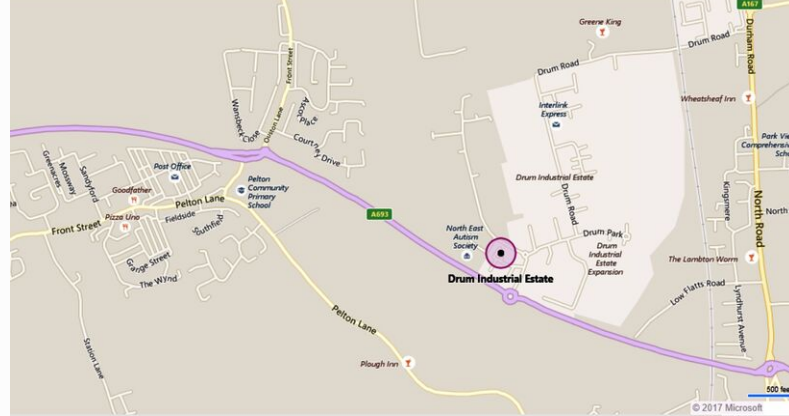
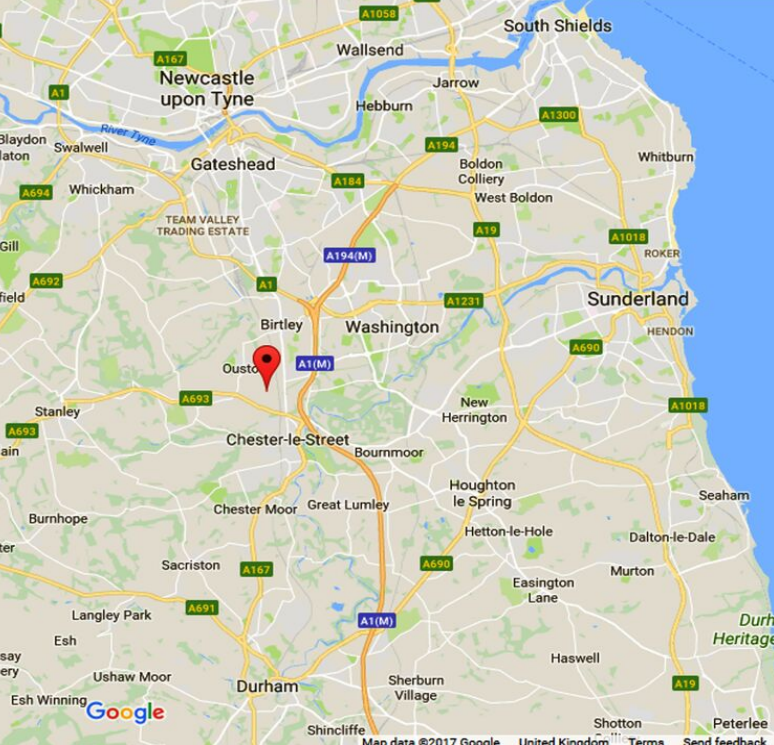


**NORTHERN TRUST**  
WWW.NTRPROPERTIES.CO.UK

## **WORKSHOP / INDUSTRIAL UNITS**

**474 - 2,530 sq ft (44 - 235 sq m)**





## TRAVEL DISTANCE

	Miles	Mins	Transport
A1(M) J.63	1.5	4	Car
Newcastle City Centre	11.4	20	Car
Durham City Centre	9.8	19	Car

Source: theAA.com

# DRUM INDUSTRIAL ESTATE

CHESTER LE STREET, COUNTY DURHAM



## LOCATION

The estate fronts the A693, 1.5 miles from J63 of the A1(M) at Chester le Street. The A167 is also within close proximity giving good access to all parts of the region.

## DESCRIPTION

The units are of steel framed construction with brickwork and insulated profiled metal cladding elevations. Roofs are dual pitched with translucent rooflights. Each unit has forecourt access and car parking.

## SPECIFICATION

- Brickwork/blockwork construction with upper levels overlaid with profiled metal cladding
- Insulated profile metal clad dual pitched roof incorporating translucent rooflight panels
- 3 Phase electricity supply
- WC and hand waashing facilities
- 2.4m palladin security fencing with tenant controlled access gates to all compounds
- Security estate lighting to each compound

## 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

## EPC

Copies of individual certificates are available upon request.

## 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)

MISREPRESENTATION ACT: Northern Trust 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 Northern Trust 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 Northern Trust. December 2023. Designed and produced by Creativeworld Tel: 01282 858200.

Business Units To Let Across the UK

Follow us on

