



**TO LET**

## **LAUREL WAY INDUSTRIAL ESTATE**

**BISHOP AUCKLAND, COUNTY DURHAM DL14 7NF**



- Town centre location
- Security fencing with tenant controlled access gates
- 3 Phase electricity supply
- Brick/blockwork and profiled metal cladding elevations
- Loading doors - 2.5m (w) x 3.0m (h), 4.0M (h) to larger units

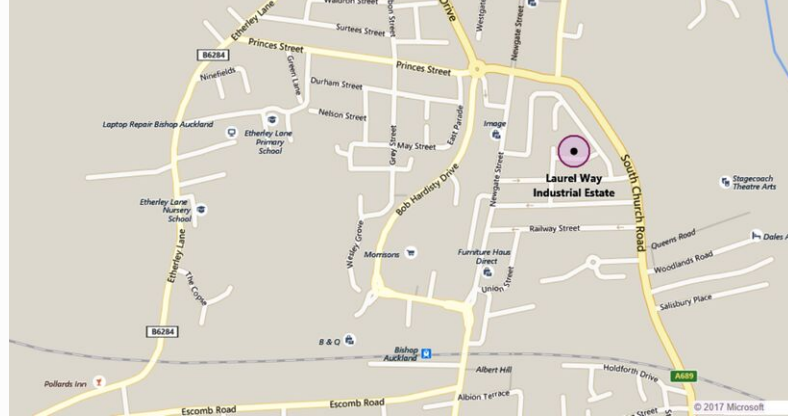
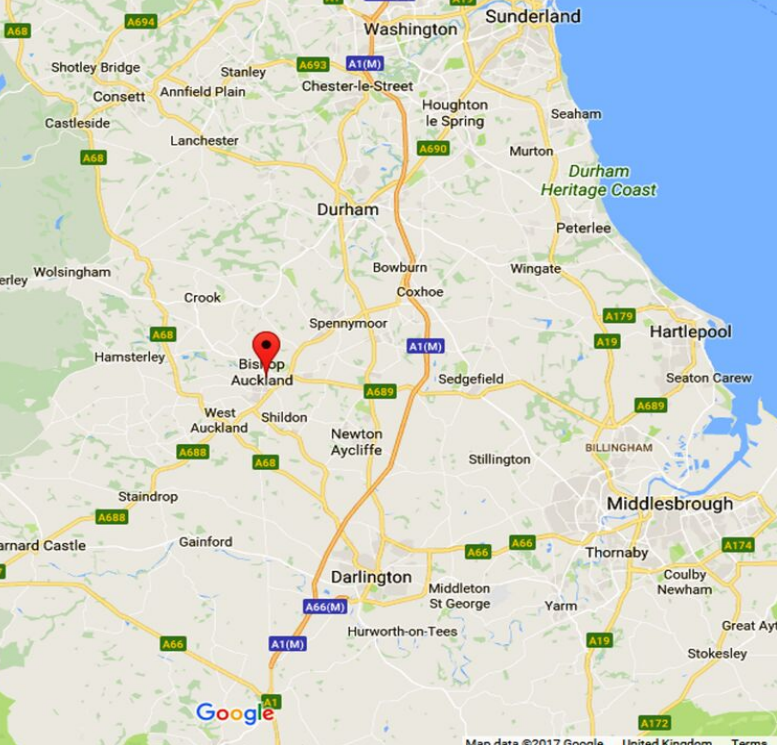


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## **WORKSHOP / INDUSTRIAL UNITS**

**495 - 1,551 sq ft (46 - 144 sq m)**





## TRAVEL DISTANCE

	Miles	Mins	Transport
A1(M) J.60	7.3	12	Car
Durham City Centre	11.7	24	Car
Darlington Town Centre	13.0	24	Car

Source: theAA.com

# LAUREL WAY INDUSTRIAL ESTATE

BISHOP AUCKLAND, COUNTY DURHAM

DL14 7NF

## LOCATION

The estate is located within walking distance of Bishop Auckland town centre. It is accessed via Peel Street which connects South Church Road and Newgate Street. It benefits from close proximity to the main road networks such as the A688 and A689 which gives easy access to the A68 and A1(M). The town of Darlington is located 13 miles away.

## DESCRIPTION

The units are of steel portal frame construction with brick/blockwork and profiled metal cladding elevations. The estate benefits from security fencing (except Unit 1A) with tenant controlled access gates.

## SPECIFICATION

- Brick/blockwork construction with upper levels overlaid with profiled metal cladding
- Insulated profile metal clad pitched roof incorporating translucent rooflight panels
- Loading doors 2.5m (w) by 3.0m (h), 4.0m (h) to larger units
- 3 Phase electricity supply
- WC and hand washing facilities
- Steel palisade fencing with tenant controlled access gates

## 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



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