



TO LET

THORNLEY STATION INDUSTRIAL ESTATE

THORNLEY STATION, COUNTY DURHAM DH6 2QA

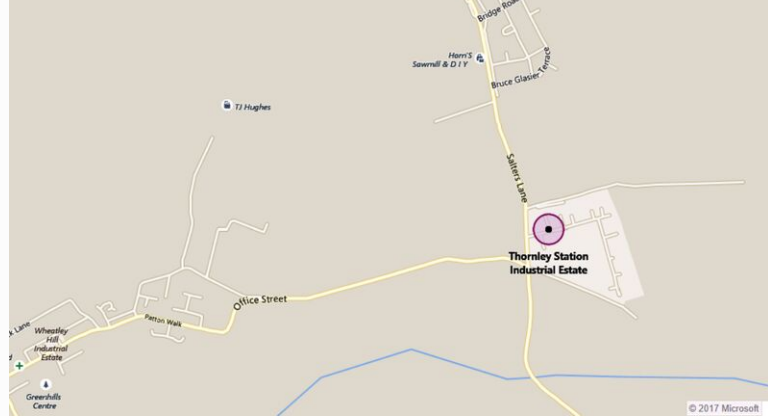
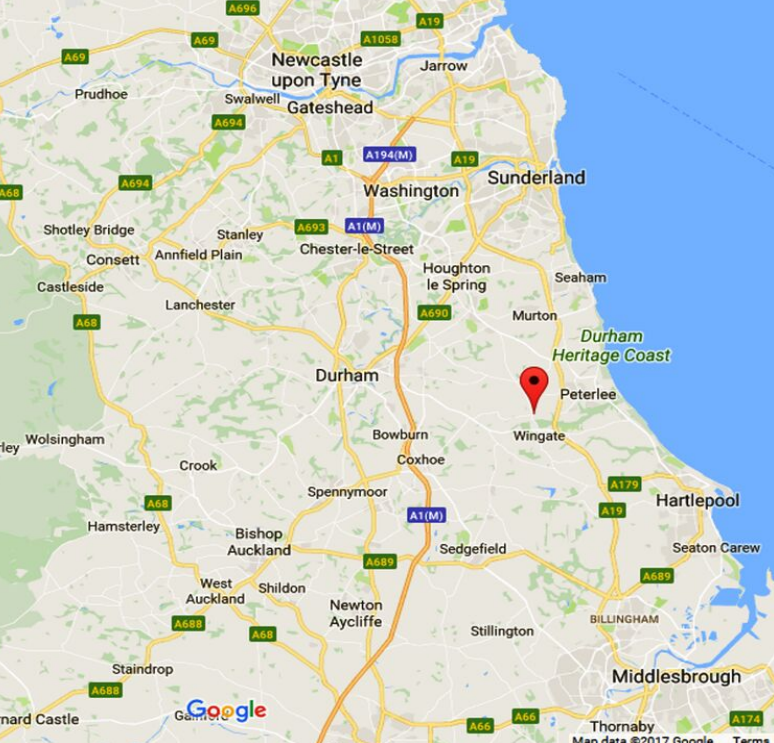


- Estate located with good access to the A19
- Security fencing with tenant controlled access gates
- 3 Phase electricity supply
- Insulated roller shutter doors with separate personnel door access (excluding Unit 1A & 1B)
- Adjoining units can be combined (subject to availability)

WORKSHOP / INDUSTRIAL UNITS
506 - 2,001 sq ft (47 - 186 sq m)



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TRAVEL DISTANCE

	Miles	Mins	Transport
A19	1.7	4	Car
A1(M)	9	13	Car
Peterlee Town Centre	5	12	Car
Durham City Centre	10.3	20	Car

Source: theAA.com

THORNLEY STATION INDUSTRIAL ESTATE

THORNLEY STATION, COUNTY DURHAM

DH6 2QA

LOCATION

Thornley Station Industrial Estate is located south west of Peterlee. The estate is approximately 1 mile from the A181 and 1.7 miles from the A19. The units are accessed off the B1280 Salters Lane on the south side of Shotton Colliery.

DESCRIPTION

The units are of steel framed construction with brick/blockwork elevations. The units benefit from 3 Phase electricity supply and mains water.

Units 1C & 1D have insulated roller shutter doors (3.0m (w) by 3.7m (h)) and units in Block 2 have insulated loading doors (2.6m (w) by 3.1m (h)). Each unit has a separate personnel door access. The estate also benefits from steel security fencing with tenant controlled access gates.

SPECIFICATION

- Block 1 loading doors - 3.0m (w) by 3.7m (h)
- Block 2 loading doors - 2.6m (w) by 3.1m (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 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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