



**TO LET**

## QUARRINGTON HILL INDUSTRIAL ESTATE

QUARRINGTON HILL, COUNTY DURHAM DH4 4QJ

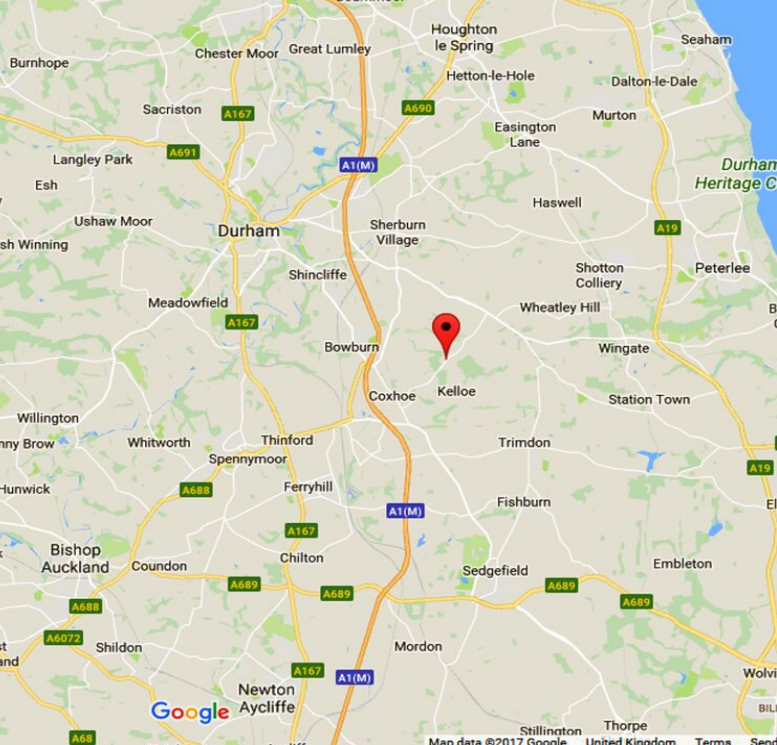


- Approximately 2.5 miles from J.61 of the A1(M) and 5.5 miles from the A19
- Fully fenced estate with tenant controlled security gates
- Electric loading doors
- 3 Phase electricity supply
- Adjoining units can be combined (subject to availability)



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**WORKSHOP / INDUSTRIAL UNITS**  
**506 - 1,249 sq ft (47 - 116 sq m)**



## TRAVEL DISTANCE

|                    | Miles | Mins | Transport |
|--------------------|-------|------|-----------|
| A1(M) J.61         | 2.5   | 6    | Car       |
| Durham City Centre | 6.6   | 19   | Car       |
| Peterlee           | 8.9   | 16   | Car       |
| Hartlepool         | 13.5  | 22   | Car       |

Source: theAA.com

# QUARRINGTON HILL INDUSTRIAL ESTATE

QUARRINGTON HILL, COUNTY DURHAM



## LOCATION

Quarrington Hill Industrial Estate is located in County Durham approximately 6 miles south east from Durham City. The estate is accessed off the B6291 which links Quarrington Hill to the A1(M) trunk road in 2.5 miles and the A19 to the east in 5.5 miles.

## DESCRIPTION

The single storey workshop units are in two blocks of brick/blockwork construction with pitched tiled roofs. The estate benefits from floodlighting and security fencing with tenant controlled access gates. Each unit has an electric loading door with the option to access the property from the rear fire door.

## SPECIFICATION

- Brick and blockwork construction
- Tiled mono pitched roof incorporating translucent rooflights
- Electric loading doors 2.6m (w) by 2.6m (h)
- 3 Phase electricity supply
- WC and hand washing facilities
- 2.4m steel palisade fencing with tenant controlled access gates

## 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



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