



**TO LET**

# TRIMDON GRANGE INDUSTRIAL ESTATE

TRIMDON GRANGE, COUNTY DURHAM TS29 6PA

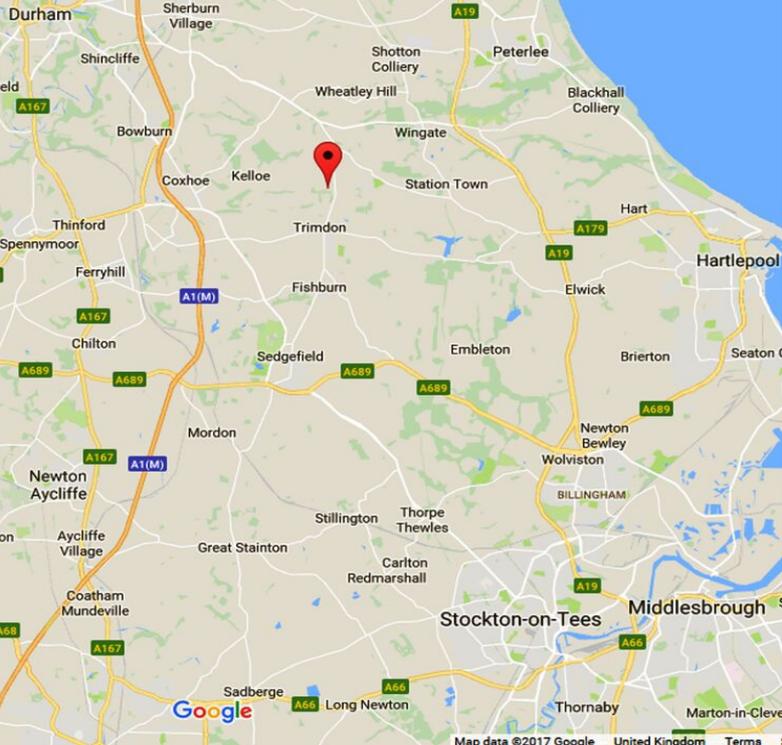


- Located approximately 6 miles from the A1(M) to the west and 5 miles from the A19 to the east
- Local bus services available within short walking distance
- Security fencing with tenant controlled security gates
- Overhead sectional loading doors
- 3 Phase electricity supply

**WORKSHOP / INDUSTRIAL UNITS**  
**495 - 4,273 sq ft (46 - 397 sq m)**



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## TRAVEL DISTANCE

	Miles	Mins	Transport
A1(M) J.61	5.37	11	Car
Bishop Auckland	13	23	Car
Durham City Centre	9	22	Car
Hartlepool	11	21	Car

Source: theAA.com

# TRIMDON GRANGE INDUSTRIAL ESTATE

TRIMDON GRANGE, COUNTY DURHAM



## LOCATION

Trimdon Grange Industrial Estate is located in County Durham approximately 9 miles south east from Durham. The estate is well placed for accessing both the A1(M) and the A19 trunk roads. The estate is accessed off the B1278 which links Trimdon Grange to Fishburn and Sedgefield to the South. Bus services are available locally with bus stops located a short walking distance from the estate.

## DESCRIPTION

There are seven workshop units fronting a shared forecourt. The units are of cavity brick/block construction under an insulated profiled sheet roof with translucent rooflights. Each unit is accessed via a sectional loading door with a separate personnel door. The estate benefits from steel security fencing with tenant controlled access gates.

## SPECIFICATION

- Brick and blockwork construction
- Insulated profile metal clad mono pitched roof incorporating translucent rooflight panels
- Block 2 loading doors - 2.5m (w) by 3.10m (h)
- Block 3 loading doors - 3.3m (w) by 3.75m (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



9 Kingfisher Way • Silverlink Business Park • Wallsend • Tyne & Wear • NE28 9NX

[northeast@northerntrust.co.uk](mailto:northeast@northerntrust.co.uk)

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