



**TO LET**

## TUDHOE INDUSTRIAL ESTATE

**TUDHOE, COUNTY DURHAM DL16 6TL**



- Good access to the A167 and A1(M)
- Established estate
- Insulated sectional loading doors 2.7m wide by 2.9m high
- Security fencing to part of the estate
- Adjoining units can be combined (subject to availability)

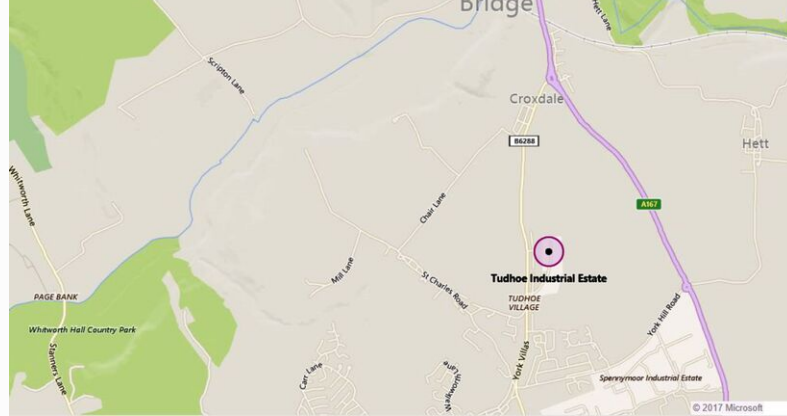


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## WORKSHOP / INDUSTRIAL UNITS

**517 - 1,098 sq ft (48 - 102 sq m)**





## TRAVEL DISTANCE

	Miles	Mins	Transport
A1(M) J.61	5.5	11	Car
Bishop Auckland	6.7	13	Car
Durham City Centre	5.7	19	Car

Source: theAA.com

# TUDHOE INDUSTRIAL ESTATE

TUDHOE, COUNTY DURHAM



## LOCATION

The estate is located off the B6288 Spennymoor to Durham road, approximately 1 mile from Spennymoor town centre and 6 miles from Durham City.

The estate has easy access to the A167, A688 and A1(M).

## DESCRIPTION

Built as two terraces with some units fronting a courtyard forecourt and others fronting the main road. The properties are of steel framed construction with insulated pitched metal deck roofs and rear elevations. The front elevations are in facing brickwork. There is security fencing to part of the estate with tenant controlled access gates.

## SPECIFICATION

- Brick and blockwork construction front elevations.
- Insulated profile metal clad mono pitched roof incorporating translucent rooflight panels.
- Loading doors 2.7m (w) by 2.9m (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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