



TO LET

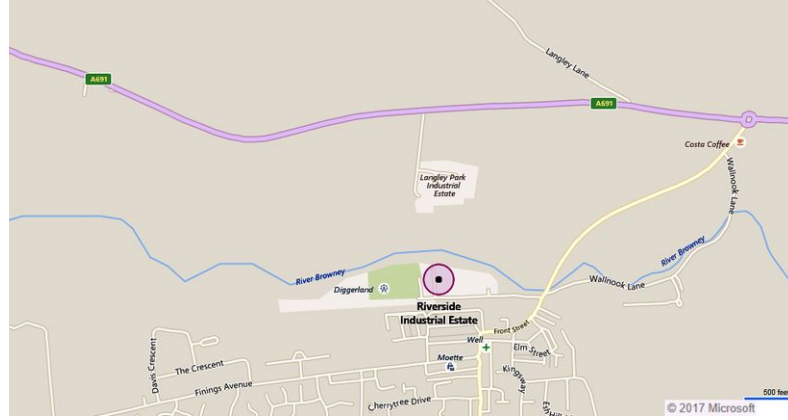
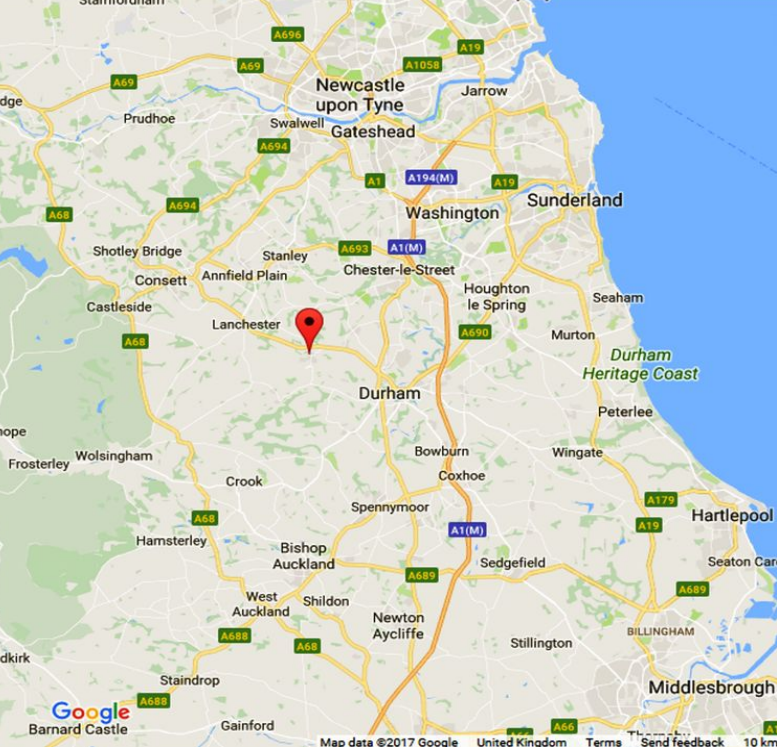
RIVERSIDE INDUSTRIAL ESTATE

LANGLEY PARK, CO. DURHAM, DH7 9TT



- 3 Phase electricity supply
- Gas fired warm air heater supplied by LPG
- Insulated sectional loading doors and separate personnel access
- Mains water
- Security fencing with tenant controlled access gates
- Adjoining units can be combined (subject to availability)

WORKSHOP / INDUSTRIAL UNITS
484 - 2,013 sqft (45 - 187 sqm)



TRAVEL DISTANCE

	Miles	Mins	Transport
A1(M) J.62	7.6	16	Car
Newcastle City Centre	18.9	32	Car
Durham City Centre	5.6	16	Car

Source: theAA.com

RIVERSIDE INDUSTRIAL ESTATE

LANGLEY PARK, CO. DURHAM



LOCATION

Riverside Industrial Estate is located on the northern outskirts of the village of Langley Park, County Durham.

The estate is close to the A691 and is approximately 6 miles west of Durham City.

DESCRIPTION

The units are of steel framed construction with cavity brick/block and cladding elevations. The units have pitched metal deck roofs incorporating translucent rooflights and insulated sectional loading doors with separate personnel access.

SPECIFICATION

- Brick and Blockwork construction with upper levels overlaid with profiled metal cladding.
- Insulated profile metal clad pitched roof incorporating translucent rooflight panels.
- Loading doors variously 2.5m(w) x 3.0m(h), 3.3(w) x 3.5(h), 3.6(w) x 3.5(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 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
- Rent deposit required
- Tenant responsible for payment of VAT, rates and utility charges

EPC

The properties have Energy Performance ratings from Band C(51) to Band D(98). The Certificates and Reports can be made available upon request.

VIEWING / FURTHER INFO

Please contact the agents to arrange a viewing or for further information.



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