



TO LET

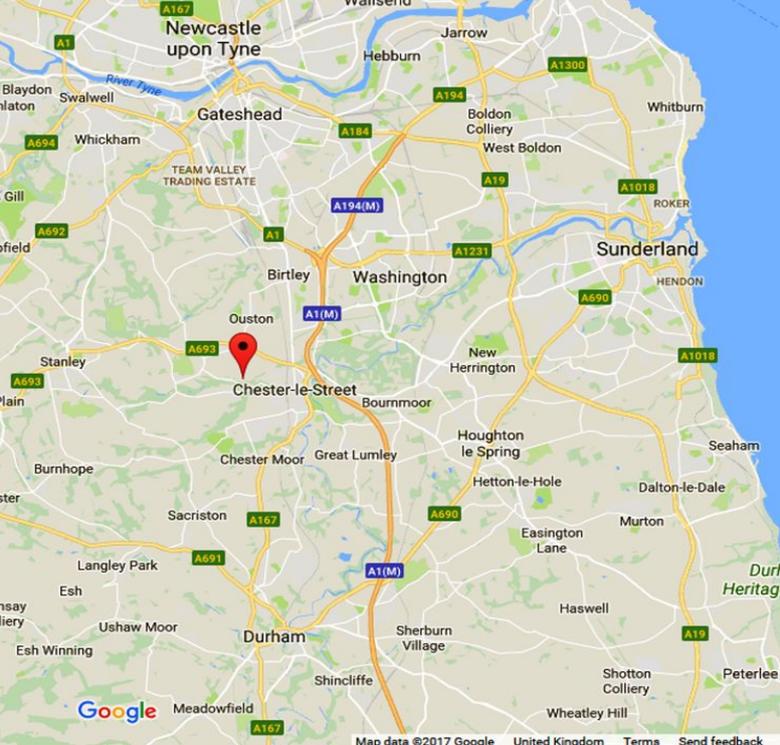
STELLA GILL INDUSTRIAL ESTATE

CHESTER LE STREET, CO. DURHAM, DH2 2RG



- Established location within close proximity to town centre
- Good access to the A1(M)
- Security fencing with tenant controlled access gates
- 24 Hr CCTV coverage on site
- Gas fired warm air heaters
- Adjoining units can be combined (subject to availability)

WORKSHOP / INDUSTRIAL UNITS
578 - 3,897 sqft (54 - 362 sqm)



TRAVEL DISTANCE

	Miles	Mins	Transport
Durham City Centre	8.5	22	Car
A1(M) J.63	2.3	9	Car
Newcastle City Centre	12.4	23	Car

Source: theAA.com

STELLA GILL INDUSTRIAL ESTATE

CHESTER LE STREET, CO, DURHAM



LOCATION

The estate is situated on the westerly outskirts of Chester le Street, County Durham just off the B6313 Pelton Road approximately 2 miles from J63 of the A1(M).

DESCRIPTION

The units are of steel framed construction with brickwork and insulated profiled metal cladding elevations. Roofs are pitched with translucent rooflights. Each unit has forecourt access and car parking.

SPECIFICATION

- Brickwork/Blockwork construction with upper levels overlaid with profiled metal cladding.
- Insulated profile metal clad pitched roof incorporating translucent rooflight panels.
- Loading doors various sizes including 2.7m(w) by 3.5m(h) to Units 36 and 37.
- 3 Phase electricity supply.
- CCTV
- 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(69) 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.



Whittle Jones - 9 Kingfisher Way, Silverlink Business Park, Wallsend, Tyne & Wear NE28 9NX

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