



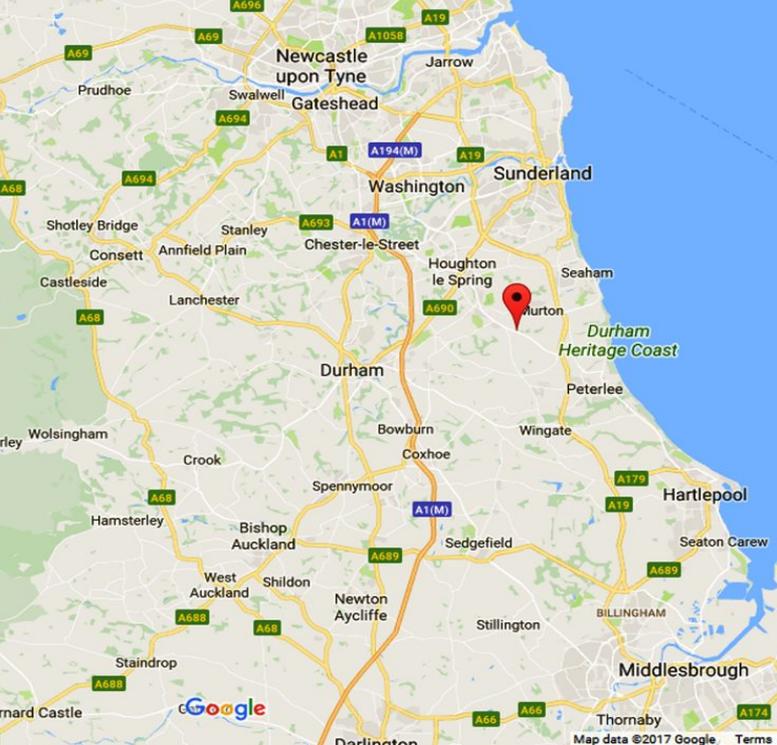
TO LET

SOUTH HETTON INDUSTRIAL ESTATE SOUTH HETTON, CO. DURHAM, DH6 2UZ



- Located with good access to the A19
- Security fencing with tenant controlled access gates
- Insulated sectional loading doors (Blocks 1 & 2)
- Gas fired warm air heaters
- 3 phase electricity supply
- Electrically operated insulated roller shutter doors to Block 4

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



TRAVEL DISTANCE

| | Miles | Mins | Transport |
|------------------------|-------|------|-----------|
| A19 | 2.2 | 5 | Car |
| A1 | 6.2 | 13 | Car |
| Durham City Centre | 9.1 | 21 | Car |
| Sunderland City Centre | 11.2 | 22 | Car |

Source: theAA.com

SOUTH HETTON INDUSTRIAL ESTATE

SOUTH HETTON, CO. DURHAM



LOCATION

South Hetton Industrial Estate is located to the north west of Peterlee in the village of South Hetton. The estate is approximately 2 miles from the A19 and can be accessed off the A182 Front Street which is the main road between Easington and Houghton le Spring and which links the A19 to the A690.

DESCRIPTION

The units are of steel framed construction with brick/blockwork and profiled metal cladding elevations. Roofs are of pitched design with metal cladding incorporating translucent roof-lights. The estate benefits from security fencing with tenant controlled access gates.

Units benefit from 3 phase electricity supply, gas fired warm air heaters supplied by LPG and mains water.

SPECIFICATION

- Steel portal frame with brick & blockwork walls and insulated cladding above.
- Insulated profile metal clad dual pitched roof incorporating translucent rooflight panels.
- Loading door access to all units.
- 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(70) to Band E(108). 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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