



**TO LET**

# CASTLE CLOSE INDUSTRIAL ESTATE

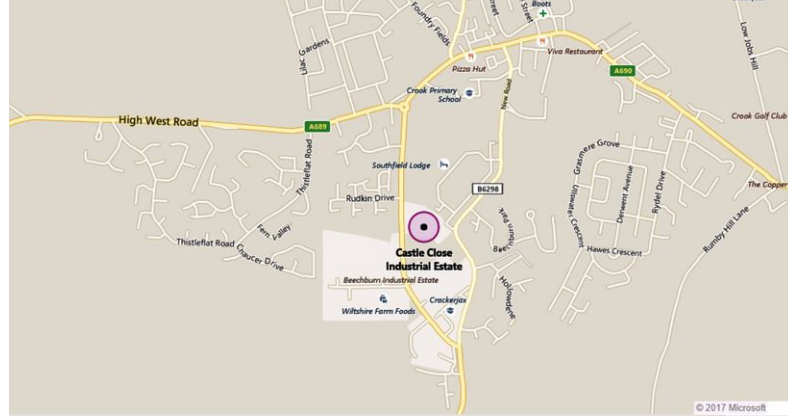
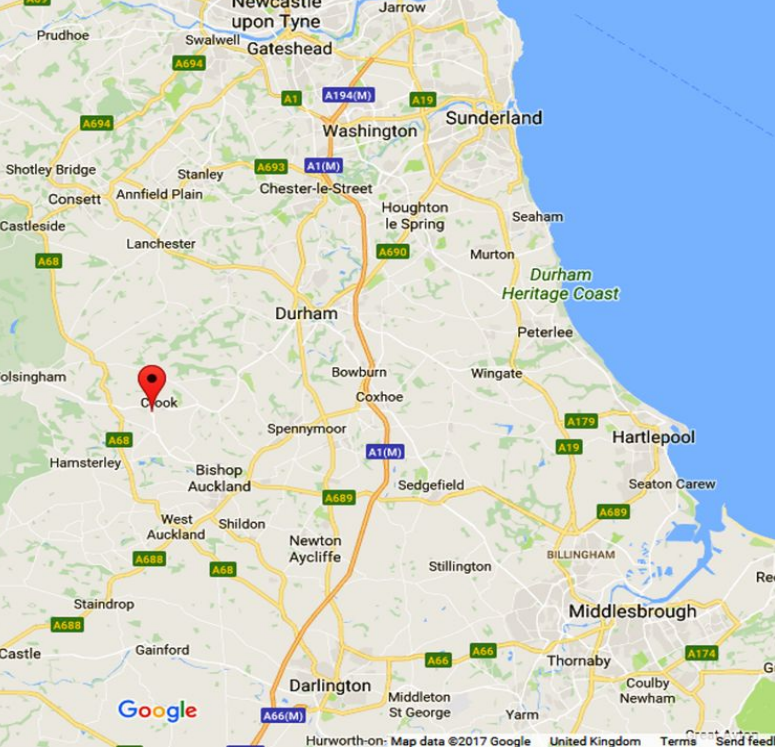
CROOK, COUNTY DURHAM, DL15 8LU



- Ideal start up units
- 3 Phase electricity supply
- Electrically operated loading doors 2.75m by 2.75m
- Tenant controlled security fencing
- Adjoining units can be combined (subject to availability)
- Close to local amenities

**WORKSHOP / INDUSTRIAL UNITS**  
**538 - 1,076 sqft (50 - 100 sqm)**





## TRAVEL DISTANCE

	Miles	Mins	Transport
Durham City Centre	10.6	29	Car
Bishop Auckland Centre	5	9	Car
A1(M) J.60	12	21	Car

Source: theAA.com

# CASTLE CLOSE INDUSTRIAL ESTATE

## CROOK, COUNTY DURHAM



### LOCATION

The estate is located to the southern side of Crook town centre and is just off the A689.

Durham City is within 11 miles and the A68 north and south is within 2 miles.

### DESCRIPTION

The units are of steel framed construction with brick/blockwork walls and insulated roofs. Loading access is by way of electrically operated insulated roller shutter and personal access by a separate steel door. There is security fencing with tenant controlled access gates to each compound.

### SPECIFICATION

- Brickwork and blockwork wall construction with upper levels overlaid with profiled metal cladding.
- Insulated profile metal clad pitched roof incorporating translucent rooflight panels.
- Loading doors 2.75m(w) by 2.75m(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 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 B(41) to Band E(125). 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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