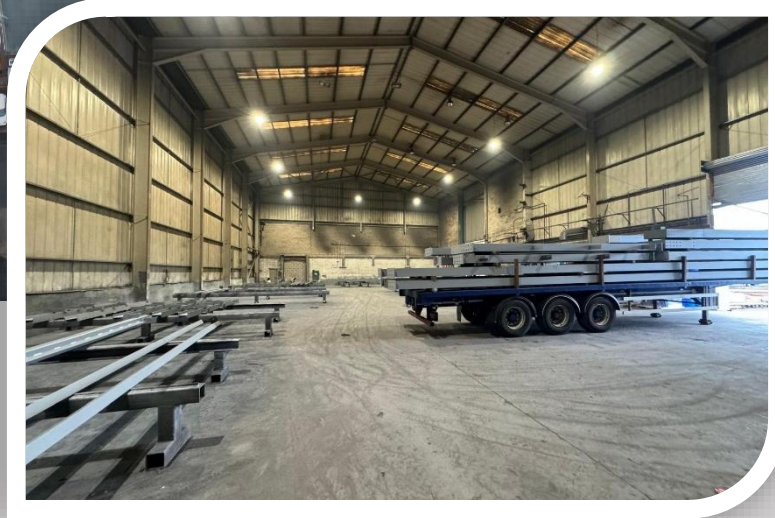


For identification purposes only



TO LET

Industrial / Workshop Units

**Unit 1 Prospect Road, Crook, County Durham
DL15 8JL**

- Large Secure Site
- Established Commercial Location
- Large Power Supply
- Roller Shutter Doors
- **1,321 sq m (14,230 sq ft)**

Connect Property North East
4 Halegrove Court
Cygnet Drive
Preston Farm Business Park
Stockton on Tees
TS18 3DB

Contact: Jonathan Simpson
Email: jonathan@cpne.co.uk
Tel: 01642 704931

www.cpne.co.uk

LOCATION

The property is located on Prospect Road, Crook in County Durham. Crook is approximately 8 miles south west of Durham and 14 miles north west of Newton and Aycliffe and junction 59 of the A1(M)

DESCRIPTION

The property is of single-storey steel portal frame construction incorporating the following specification:

- Roller Shutter Access
- Secure Site

Externally, there is yard/loading area, with the site bounded by a secure palisade fence and gate.

TERMS

The units are available To Let on a full repairing and insuring lease at £46,000 per annum exclusive.

ACCOMMODATION

We calculate that the premises provide the following approximate gross internal areas.

1,321 sq m (14,230 sq ft)

RATING ASSESSMENT

Further information is available upon application.

ENERGY PERFORMANCE CERTIFICATE

The building has an EPC rating of D(85)
A copy is available upon request.

VIEWING

Strictly through the agents Connect Property NE:

Jonathan Simpson ddl: 01642 704931

Email: jonathan@cpne.co.uk



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