



**TO LET**

## Industrial / Workshop Unit

Unit 3, All Saints Industrial Estate, Shildon, DL4 2RD

- Established Commercial Location
- Good Connectivity to junction 58 of the A1(M)
- Modern Steel Portal Framed Building
- Large Secure Yard
- Separate Car Parking
- **Approximately 522 sq m (5,618 sq ft)**

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**LOCATION**

The building is located on the All Saints Industrial Estate. The estate lies on the southern edge of Shildon, midway between Bishop Auckland and Junction 58 of the A1(M) on the A6072.

Shildon is located with easy access to Newton Aycliffe Industrial Estate. Nearby occupiers include PPG Industries, Advanced Handling, Franks Factory Flooring, and T and G Automotive.

**DESCRIPTION**

Property comprises of a detached industrial/warehouse unit of steel portal framed construction to an eaves height of approximately 5.5 metres.

To the front of the building are offices, WC's and welfare facilities with a first floor office and mezzanine located above. Internally the workshop has heating and lighting. Access to the workshop is via two roller shutter loadings doors, providing access to a separate secure compound and the other to a separate car park and loading area.

Externally there is separate parking and a secure fenced and gated compound.

**ACCOMMODATION**

The premises provide the following approximate gross internal floor areas:-

Workshop	378 sq m	4,068 sq ft
GF Offices / Welfare Section	72 sq m	775 sq ft
FF Offices / Welfare Section	72 sq m	775 sq ft
<b>TOTAL</b>	<b>522 sq m</b>	<b>5,618 sq ft</b>

**TERMS**

The property is available to let on a new Full Repairing and Insuring lease at £26,000 per annum exclusive. Further information is available upon application.

**ENERGY PERFORMANCE CERTIFICATE**

The property has an EPC rating of D(87)  
A full copy of the certificate is available upon application.



**BUSINESS RATES**

The property has a rateable value of £23,250. Interested parties should contact Durham County Council to establish the precise rates payable.

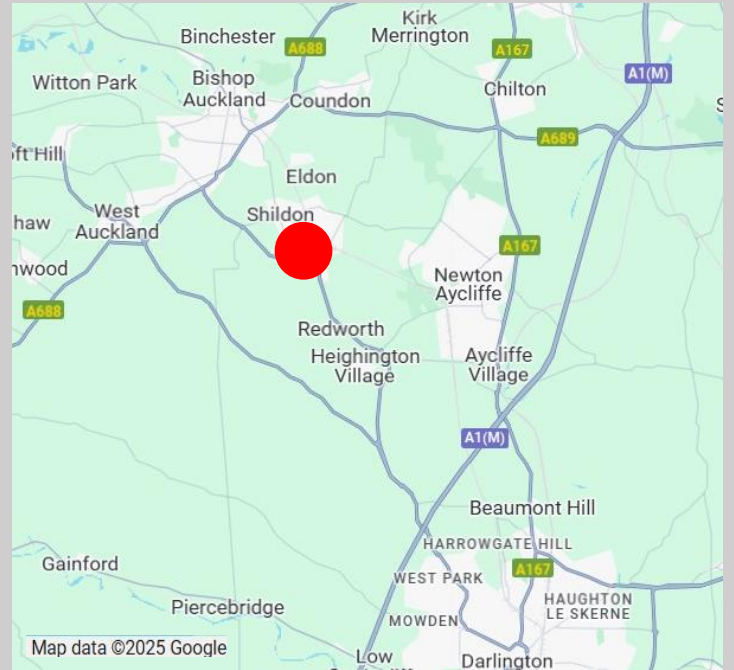
**VAT**

All prices quoted are deemed exclusive of VAT unless stated otherwise.

**VIEWING**

Strictly through the agents Connect Property North East:

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