



TO LET

Industrial / Workshop Unit

Unit 2, Site 3, Cold Hesledon Industrial Estate, Cold Hesledon, Seaham SR7 8ST

- Industrial / Workshop Premises
- Established Commercial Location
- Close to Dalton Park
- Adjacent to A19(T)
- Approx. 464.5 m² (5,000 sq ft)
- **£26,000 plus vat per annum**

Contact: Tim Carter

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www.cpne.co.uk

LOCATION

The property is located on Cold Hesledon Industrial Estate, directly accessed from the A19, and in close proximity to Seaham. Seaham is approximately 7 miles south of Sunderland, 13 miles north east of Durham and 20 miles north of Teesside.

DESCRIPTION

The property comprises an end-terraced industrial unit of steel portal frame construction. The unit been refurbished to a good standard incorporating LED lighting, roller shutter loading door, ancillary office accommodation, WC and shared external loading area.

ACCOMMODATION

The property has the following approximate gross internal areas.

Description	Sq m	Sq ft
Unit 5	464.5	5,000

TERMS

The property is available to let at £26,000 per annum plus vat.

RATING ASSESSMENT

The property has a rateable value of £17,000. Further information is available upon application, however interested parties should contact the Local Rating Authority to establish the precise rates payable.

ENERGY PERFORMANCE CERTIFICATE

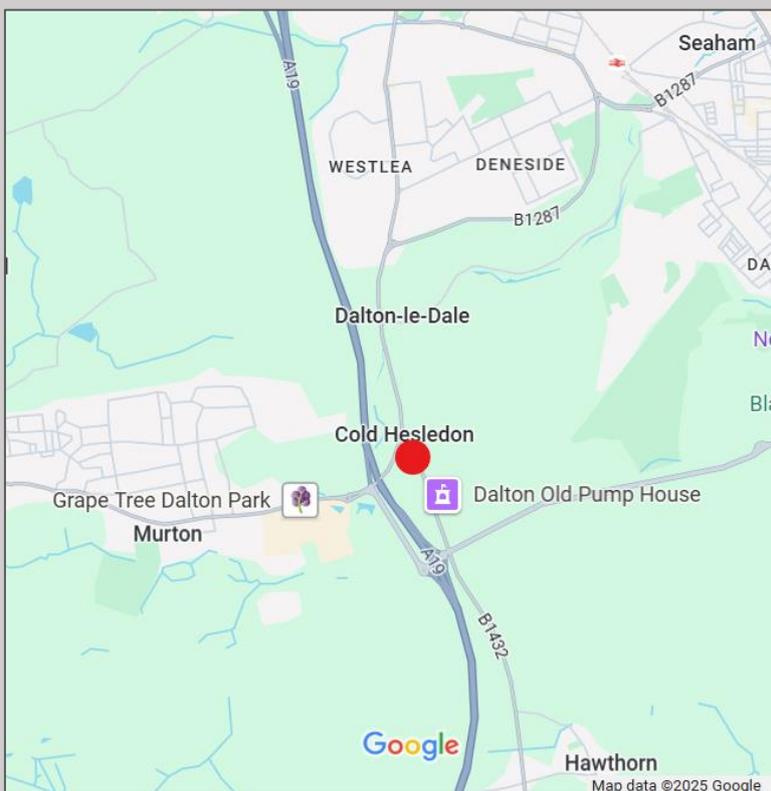
The Energy Performance Asset Rating is B(46)
A full copy of the EPC is available upon request.

VIEWING

Strictly through the agents Connect Property NE:

Tim Carter ddl: 01642 704930

Email: tim@cpne.co.uk



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