

Cold Hesledon Industrial Estate

Durham, SR7 8ST

Warehouse | 3,480 - 5,000 ft²



Good access to the A19 and A1(M)



On-site parking



Three-phase electricity



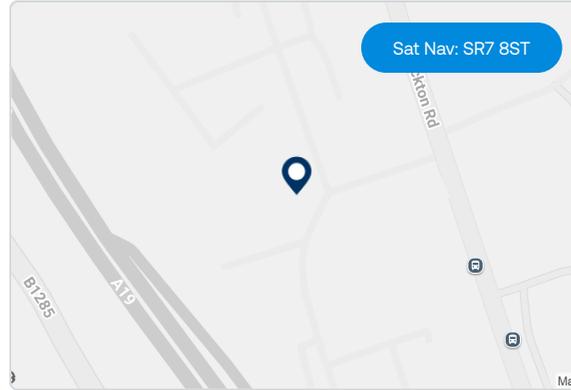
Close to Dalton Retail Park



24-hour access

Available to Let





Description

Cold Hesledon Industrial Estate offers 30 open-plan workshop spaces with office, ideal for warehouse, light industrial and factory use. The units are of steel portal frame construction with 3.7 m high roller shutter doors, separate personnel door, three-phase electricity, and WC facilities. Outside, there is a loading area with car parking.

Further information

EPC
Site 3 Unit 2: B, Site 7
Unit 7A: E, Site 8 Unit
2B: C.

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

Location

Cold Hesledon Industrial Estate is situated adjacent to the A19 and 9 miles from the A1(M) and is close to Dalton Retail Park. It is well located and within easy reach of all major towns in the North East via the motorway.



Accommodation:

Available Units To Let

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Site 3 - Unit 2	Warehouse	5,000	Under offer	2,170
Site 7 - Unit 7A	Warehouse	3,480	Under offer	1,835
Site 8 - Unit 2B	Warehouse	5,000	Immediately	2,250
Total		13,480		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three-year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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