

**Mileway**

# Cold Hesledon Industrial Estate Seaham

Available to Let  
Warehouse  
5,000 sq ft ( 465 sq m )



Good access to the A19 and A1(M)



On-site parking



Three-phase electricity



Close to Dalton Retail Park

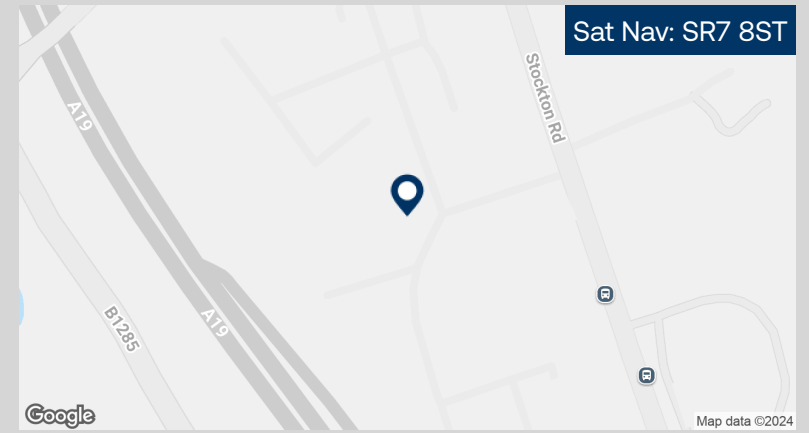


24-hour access



# Cold Hesledon Industrial Estate

Cold Hesledon Industrial Estate Seaham SR7 8ST



## 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.

## 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.

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## 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.

## Viewing / Further Information

Please contact:

**Mileway**

Edward Harriman  
northeast@mileway.com  
0191 3130440



## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability	Rent
Site 3 - Unit 2	Warehouse	5,000	465	Immediately	£2,085 PCM
Total		5,000	465		

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.