

**Mileway**

# Cold Hesledon Industrial Estate Seaham

Available to Let  
Warehouse  
3,480 - 5,000 sq ft

Good access to the A19 and A1(M)



On-site parking



Three-phase electricity



Close to Dalton Retail Park

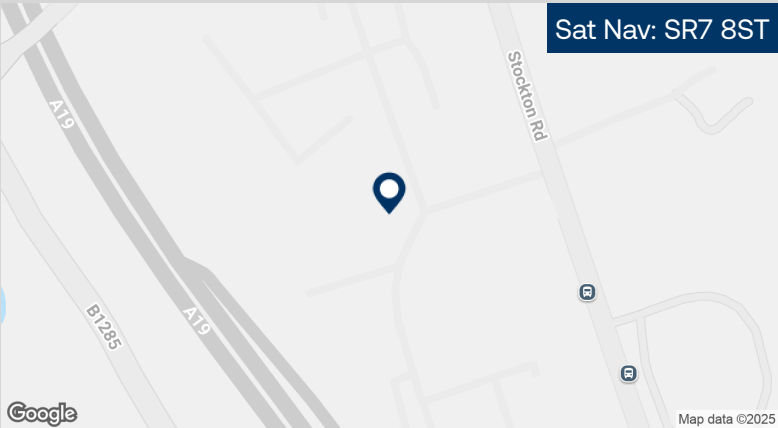


24-hour access



# Cold Hesledon Industrial Estate

Durham, 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**

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## Accommodation:

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

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