



TO LET

MEADOWFIELD INDUSTRIAL ESTATE

OAKWAY COURT, COUNTY DURHAM DH7 8RF



- **Well established estate**
- **Security fencing with tenant controlled access gates**
- **3 Phase electricity supply**
- **Insulated sectional loading doors**
- **WC and hand washing facilities**

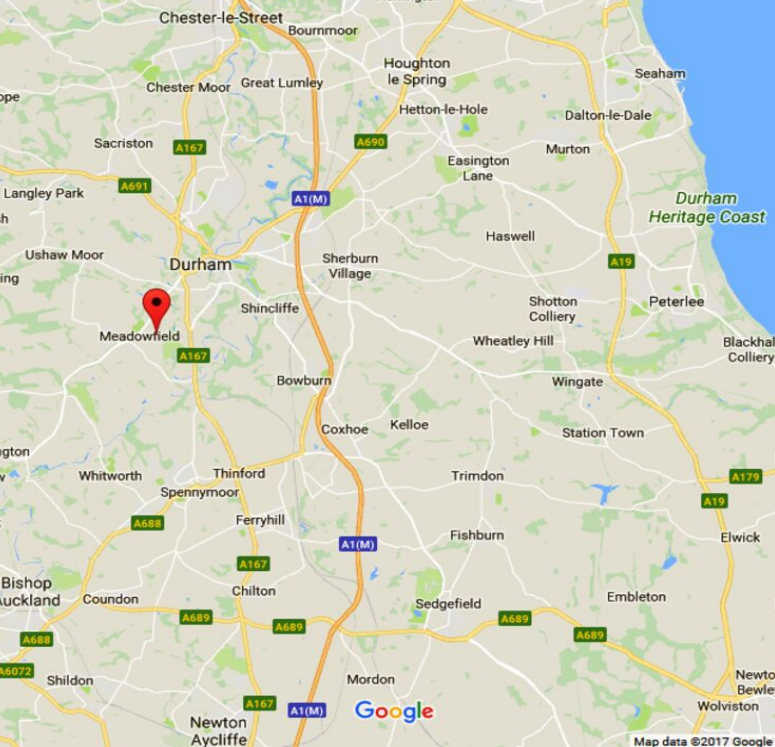
WORKSHOP / INDUSTRIAL UNITS

1,485 - 2,992 sq ft (138 - 278 sq m)



NORTHERN TRUST

www.ntproperties.co.uk



TRAVEL DISTANCE

	Miles	Mins	Transport
A1(M) J.62	5.6	16	Car
Bishop Auckland	10.4	20	Car
Durham City Centre	3.5	17	Car

Source: theAA.com

MEADOWFIELD INDUSTRIAL ESTATE

OAKWAY COURT, COUNTY DURHAM



LOCATION

The units are situated at Oakway Court off Littleburn Road within the well established Meadowfield Industrial Estate.

The estate is located just off the A690 Durham to Crook road, approximately 4 miles to the west of Durham City and 6 miles from the A1(M) which is to the east of the city.

DESCRIPTION

The units are of steel portal frame construction with facing brickwork and profiled insulated metal cladding. Roofs are mono pitched with translucent rooflights. Each unit has a timber fenced compound to the front.

SPECIFICATION

- Steel frame construction with upper levels overlaid with profiled metal cladding.
- Insulated profile metal clad mono pitched roof incorporating translucent rooflight panels.
- Loading doors 2.52m (w) by 3.48m (h).
- 3 Phase electricity supply.
- WC and hand washing facilities.
- Security fencing with tenant controlled access gates.

TERMS

- A variety of leasing options are available
- Rent payable monthly in advance
- Rent deposit required
- Rent quoted includes the cost of external maintenance charges and building insurance
- Tenant responsible for internal maintenance plus repairs to doors and windows
- Principal Rent will increase by a fixed 3% per annum
- Tenant responsible for payment of VAT, rates and utility charges

EPC

Copies of individual certificates are available upon request.

VIEWING / FURTHER INFO

Please contact Northern Trust to arrange a viewing or for further information.



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