



**TO LET**

## **UNIT 22A DUBMIRE INDUSTRIAL ESTATE**

**FENCEHOUSES, HOUGHTON LE SPRING DH4 5RJ**



- **Good access to A690**
- **Office with mezzanine storage above**
- **Loading door 3.7m (w) x 4.4m (h)**
- **Clear internal height 4.7m**
- **Tenant controlled access gate**
- **Immediate occupation**

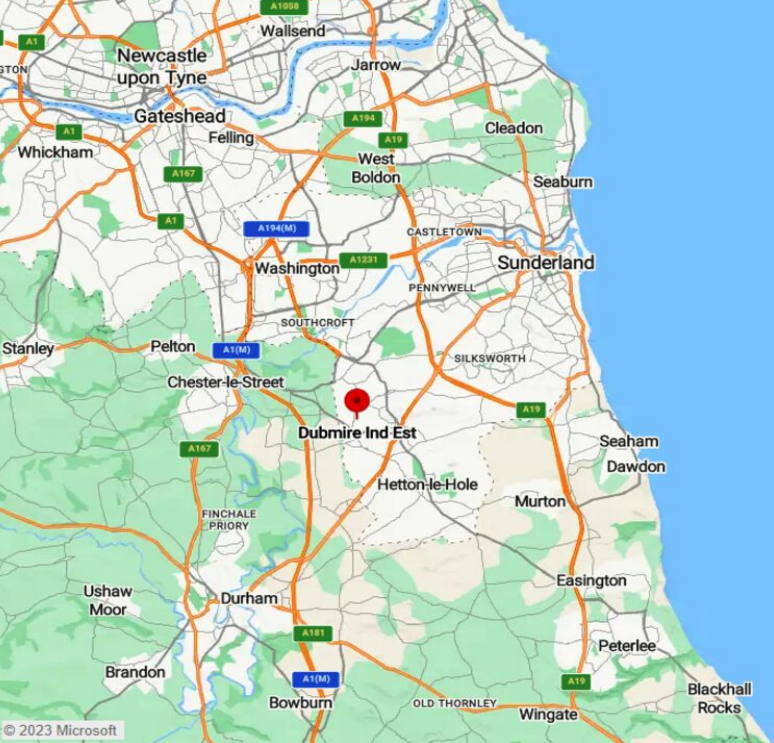
## **INDUSTRIAL UNIT WITH OFFICE**

**4,898 sq ft (455 sq m)**



**NORTHERN TRUST**

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## TRAVEL DISTANCE

	Miles	Mins	Transport
A690	1.6	4	Car
A19	3.5	7	Car
A1	3.6	8	Car
City of Sunderland	4.0	10	Car
Durham City	8.0	16	Car

Source: theAA.com

# UNIT 22A, DUBMIRE INDUSTRIAL ESTATE

FENCEHOUSES, HOUGHTON LE SPRING



## LOCATION

Dubmire Industrial Estate is accessed from the A1052 which connects to the A690 providing links to the A1(M) and the A19. Sunderland is approximately 4 miles and Durham is approximately 8 miles.

## DESCRIPTION

The semi-detached unit is of steel frame construction with brick/blockwork walls and insulated cladding. The roof is constructed of insulated metal decking incorporating translucent roof lights. The unit has a ground floor office with mezzanine storage above and is within a shared compound with tenant controlled access gates.

## SPECIFICATION

- Mains electricity and water
- Kitchen area
- Male & female WCs
- Loading doors 3.7m wide by 4.4m high
- Clear internal height 4.7m

## EPC

The unit has an Energy Performance rating of C(69). A copy of the Energy Performance Certificate is available upon request.

## TERMS

- Three year tenancy agreement. Longer term leases can be accommodated.
- 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

## VIEWING / FURTHER INFO

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



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