

TO LET

SALTERS LANE INDUSTRIAL ESTATE

SEDFIELD

TS21 3EE



**INDUSTRIAL PREMISES OF APPROX 7,577ft² WITH
SECURE YARD**

(Total Site Area approx 1.15acres)

LOCATION

Salters Lane Industrial Estate is an established and popular commercial location on the edge of Sedgefield town centre being home to both local and national operators including George Bolam Butchers, Sibcas, UPS, Jewsons and Travis Perkins. Specifically the subject property fronts Salters Lane and benefits from excellent access to Jct 60 of the A1M via the A177 and to Teesside via the A689.

DESCRIPTION

The property comprises of two main workshop facilities linked via an internal store and incorporates a small office with ancillary staff areas and is accessed via 3 roller shutter doors plus pedestrian doors. The property is of steel portal frame construction with brick/blockwork and clad elevations with concrete floors throughout.

Externally the property stands within a largely rectangular hardstanding yard area which is secured via palisade and chainlink fencing.

ACCOMMODATION

Total Gross Internal Area: 703.90m² (7,577ft²)

Total Site Area: Approx 1.15 acres

SERVICES

We understand that all mains services are available to this property.

LEASE

The premises are available by way of a new FRI lease for a term of years to be agreed.

RENT

£25,000 per annum exclusive of all outgoings and VAT (if applicable) at the prevailing rate, payable quarterly in advance.

BUSINESS RATES

Interested parties are advised to make their own enquiries direct to Durham County Council on 01388 816166.

LEGAL COSTS

Each party is to be responsible for their own costs incurred with this transaction.

VIEWING ARRANGEMENTS

Viewing is strictly by appointment through the Sole Agents: