



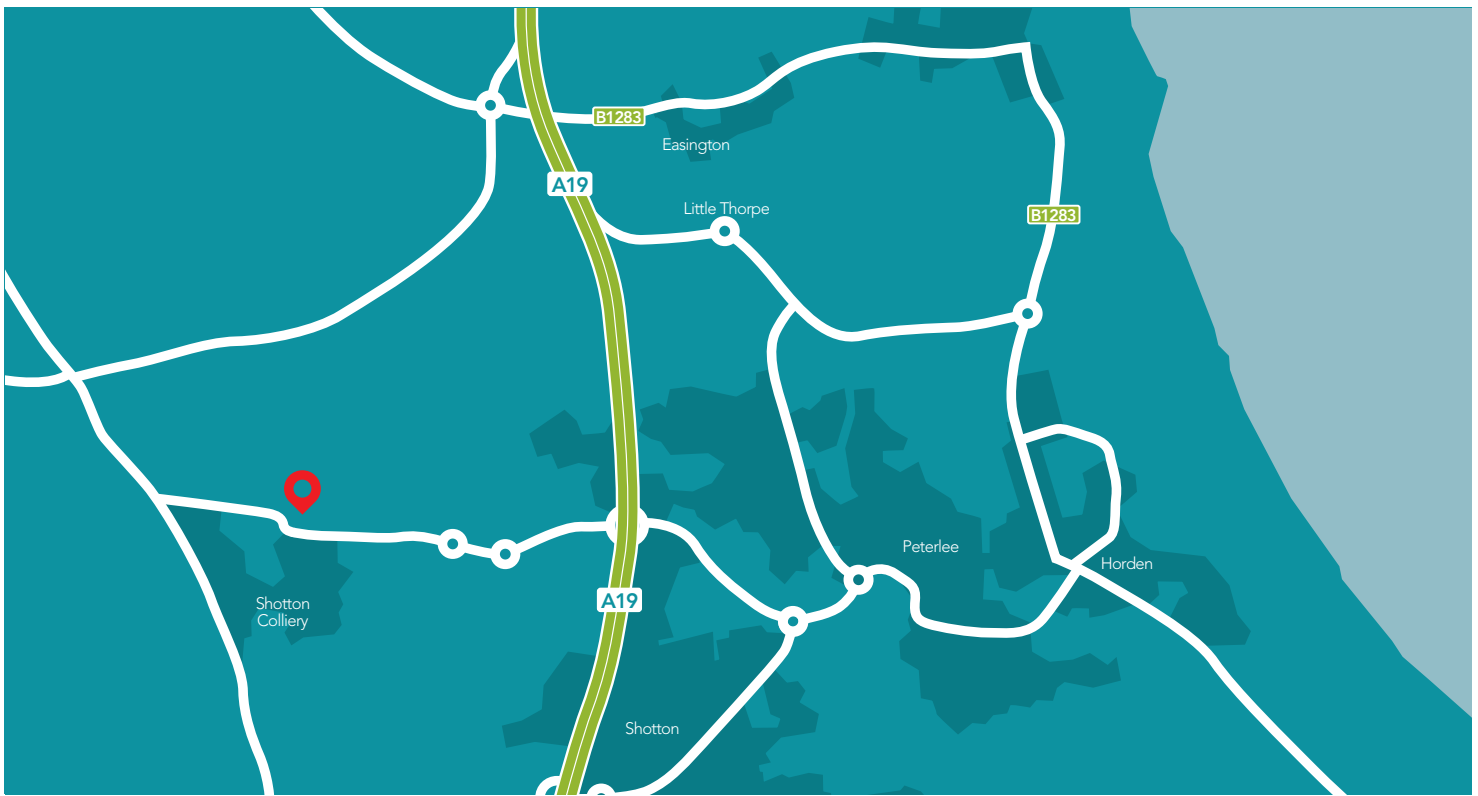
FOR SALE / TO LET

Shotton Colliery Industrial Estate

Front Street, Shotton Colliery DH6 2ND

Units available from 74m² (800 sq ft)

- > 8 units providing workshop, light industrial and storage facilities
- > Close to the A19 which provides excellent access throughout the region



SITUATION AND DESCRIPTION

The Shotton Colliery Industrial Estate is located facing Front Street approximately 1 mile west of the A19 which provides excellent access throughout the region and 3 miles west of Peterlee town centre.

The estate consists of 8 terraced units providing workshop storage and light industrial facilities but would lend themselves to a range of alternative uses subject to receipt of the requisite consents.

The premises are of steel framed construction with brick/block infill walls with profile metal sheeting above and to the roof. Each unit has a roller shutter door and staff facilities. Externally there is a communal circulation and parking area.

TERMS

The units are available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

Alternatively premises are available to purchase. Further information is available upon request.

ACCOMMODATION

Units are available from 74m² (800 sq ft).

BUSINESS RATES

We recommend that interested parties refer to VOA website or speak with the local Business rates department to establish the precise rates payable.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Energy Performance Certificates are available upon request.

VAT

All figures are quoted exclusive of but will be liable to VAT.



VIEWING

By appointment with the Sole Agents:

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Misrepresentation Act 1987. All negotiations are subject to contract. The agents are not authorised to make or accept any contractual offer unless prior written notification to the contrary has been given on behalf of the client. In no other case whatsoever are the agents (or any partner, employee or sub-agent) authorised to make or give any representation or warranty on behalf of any party, and whilst information and particulars are given in all good faith intending purchasers and lessees must satisfy themselves independently as to the accuracy of all matters upon which they intend to rely. February 2017. BOWMANS Design & Print www.bowmans77.co.uk