



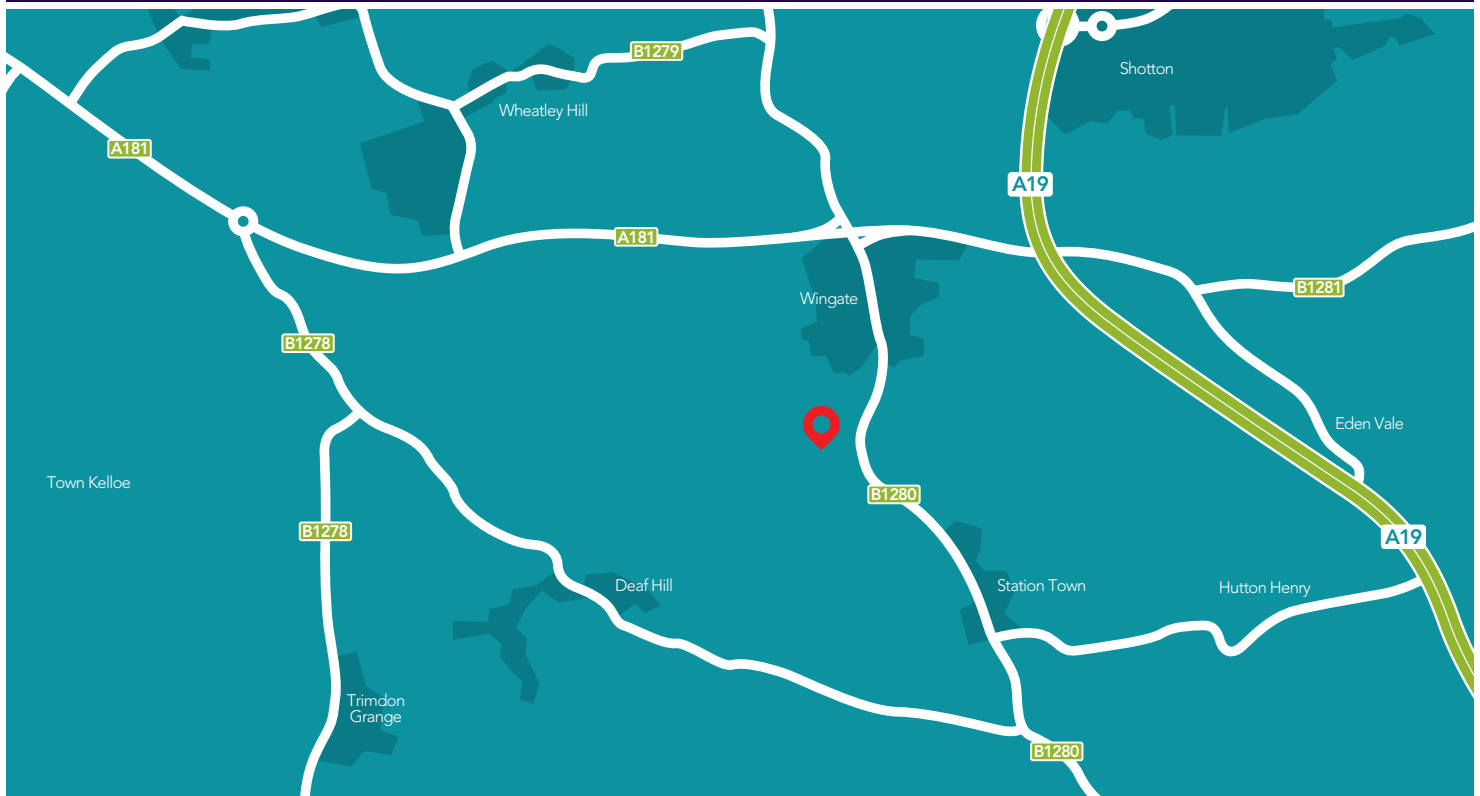
FOR SALE / TO LET

Wingate Grange Industrial Estate

County Durham, TS28 5AH

Units available from 74.2m² (800 sq ft)

- > 11 units providing workshop, light industrial and storage facilities
- > Close to the A19 which provides excellent access to the region
- > Close to the centre of Wingate adjacent to Front Street and local amenities



SITUATION AND DESCRIPTION

Wingate Grange Industrial Estate is situated to the south of Peterlee, close to the A19 via the A181, which provides excellent access to the region

The estate consists of 11 units providing workshop, light industrial and storage facilities although may be suitable for alternative uses subject to receipt of the requisite consents. It is located close to the centre of Wingate adjacent to Front Street and local amenities.

The premises are of steel portal framed construction with block and brick infill walls with profile metal sheeting above and to the roof. Each unit has a roller access door plus 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 74.2m² (800 sq ft).

BUSINESS RATES

We recommend that interested parties refer to the 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:

David Jackson M: 07597 974 607 **E:** david@jackson-partners.co.uk

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 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 reply. August 2016. BOWMANS Design & Print www.bowmans77.co.uk