

# South Hetton Industrial Estate

South Hetton Industrial Estate, South Hetton Durham DH6 2UZ

Warehouse | 800 - 1,600 ft<sup>2</sup>



Good access to the A19  
/A1(M)



Metal insulated up and over  
roller



On-site car parking



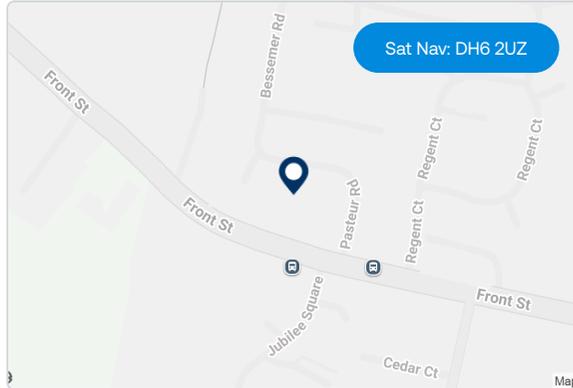
Three-Phase Electricity



24-hour access

Available to Let





## Description

The premises comprise of steel frame construction with brick, block and steel sheet elevations. The floor is constructed of power floated, reinforced concrete laid on a continuous vapour barrier above compacted hardcore. The design floor loading is a minimum of 5KN/sq.m2.

## Further information

### EPC

Unit 8 : D,  
Unit 14: D.

### Rent

Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

### Terms

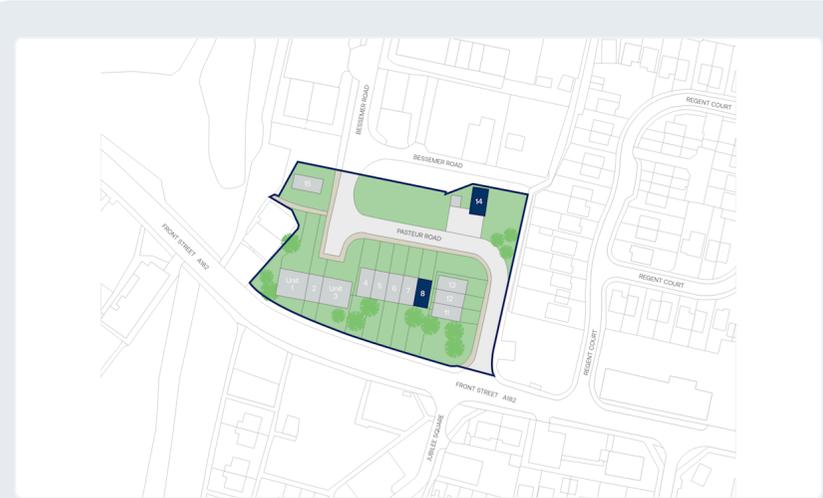
Available on new full repairing and insuring leases.

### Legal costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Location

The property is prominently located within the 2 miles from the A19 and 7 miles from the A1 (M). Well situated to serve the conurbations of Tyneside, Wearside and Teesside and all major towns in the North East region.



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 8	Warehouse	800	Immediately	485
Unit 14	Warehouse	800	Immediately	485
Total		1,600		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three-year term. Rent is quoted exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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# Mileway

Marius Mugiraneza  
northeast@mileway.com  
0191 3130440

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