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# TO LET

## UNIT 6A

### SEAHAM GRANGE INDUSTRIAL ESTATE

CHEVYCHASE COURT, SEAHAM COUNTY DURHAM SR7 0PW

## WAREHOUSE/INDUSTRIAL UNIT


5,001 sq ft (465 sq m)

### KEY FEATURES

- Popular and established location amongst national and international companies
- Excellent transport links to A19
- Attractive open plan landscaped setting
- Ground floor office including reception entrance



## CONTACT US:

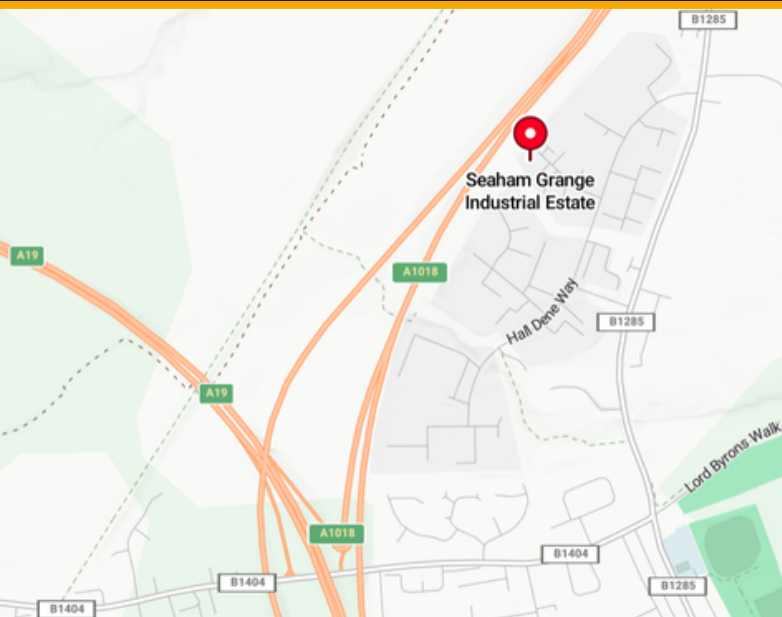
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# UNIT 6A SEAHAM GRANGE INDUSTRIAL ESTATE

CHEVYCHASE COURT, SEAHAM, COUNTY DURHAM SR7 0PW



## LOCATION

Seaham Grange Industrial Estate is located south of Sunderland in the north east of County Durham. The estate is accessed off Stockton Road (B1285) close to its junction with the A1018, giving easy access to Peterlee, Sunderland and the A19. Unit 6A is on Chevychase Court off Hall Dene Way.

**WAREHOUSE / INDUSTRIAL UNIT**  
**5,001 sq ft (465 sq m)**

## DESCRIPTION

Unit 6A is a semi detached unit with 10 parking spaces available to the front of the property. The unit is of steel framed construction with insulated cladding elevations and blockwork internal walls. The unit benefits from a ground floor office with a reception area, male and female WC facilities and mezzanine storage. The unit has an overhead sectional loading door of 3m wide by 4.5m high.

## SPECIFICATIONS

- 3 Phase electricity
- Mezzanine storage
- Male & Female WCs
- 10no parking spaces

## EPC

EPC rating IS C (71). Certificate available on request.



## TERMS

- Tenant full repairing lease. Term length negotiable
- Rent reviews every 3/5 years subject to length of lease
- Landlord insures the building and recovers the premium from the tenant
- Rent deposit required
- Tenant responsible for payment of VAT, rates and utility charges



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