



TO LET

Industrial / Workshop Units

Prospect Road, Crook, County Durham, DL15 8JL

- **1,216 sq m (13,100 sq ft)**
- Large Secure Site
- Large Power Supply
- LED Lighting
- £3.25 per sq ft

Connect Property North East
4 Halegrove Court
Cygnet Drive
Preston Farm Business Park
Stockton on Tees
TS18 3DB

Contact: Jonathan Simpson
Email: jonathan@cpne.co.uk
Tel: 01642 704931

www.cpne.co.uk

LOCATION

The property is located on Prospect Road, Crook in County Durham. Crook is approximately 8 miles south west of Durham and 14 miles north west of Newton and Aycliffe and junction 59 of the A1(M)

DESCRIPTION

The property is of single-storey steel portal frame construction incorporating the following specification:

- Roller Shutter Access
- Secure Site

Externally, there is yard/loading area, with the site bounded by a secure palisade fence and gate.

TERMS

The units are available To Let on a full repairing and insuring lease at £42,575 per annum exclusive.

ACCOMMODATION

We calculate that the premises provide the following approximate gross internal areas.

1,216 sq m (13,100 sq ft)

RATING ASSESSMENT

Further information is available upon application.

ENERGY PERFORMANCE CERTIFICATE

The building has an EPC rating of D(85)
A copy is available upon request.

VIEWING

Strictly through the agents Connect Property NE:

Jonathan Simpson ddl: 01642 704931

Email: jonathan@cpne.co.uk



IMPORTANT NOTICE: whilst every reasonable effort has been made by Connect Property North East to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Connect Property North East nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Connect Property North East or the seller / lessor. (ii) Any photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer / lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

CONNECT NORTH EAST
PROPERTY
www.cpne.co.uk