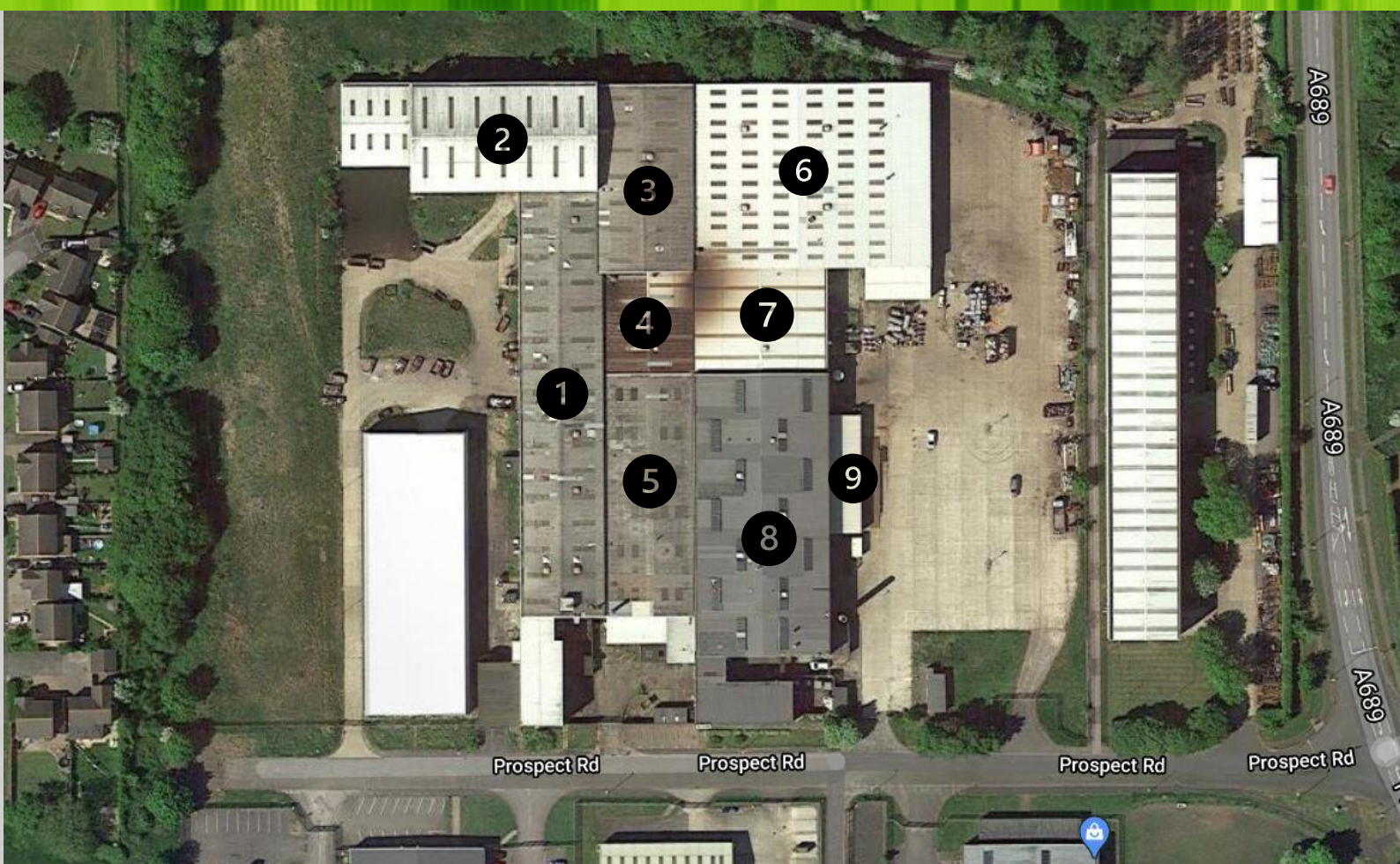




TO LET

Industrial / Workshop Units

Prospect Road, Crook, County Durham, DL15 8JL

- **Units From 30,000 sq ft - 110,500 sq ft**
- Large Secure Site
- Substantial Craneage (from 10T - 30T)
- On Site Weighbridge
- 4,000 KVA Power Supply
- Offices
- 6.5M – 12M Eaves Height

Connect Property North East
4 Halegrove Court
Cygnets 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:

- 6.5 – 12 metre Eaves
- Substantial Craneage
- Roller Shutter Access
- Offices/ Welfare Facility
- A Variety of Cranes from 10T – 30T

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

TERMS

The property is available To Let on a full repairing and insuring lease for a term of years to be agreed in a variety of combinations.

ACCOMMODATION

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

Unit 1	Under Offer	Under Offer
Unit 2	Under Offer	Under Offer
Unit 3	929 sq m	10,000 sq ft
Unit 4	464 sq m	5,000 sq ft
Unit 5	1,115 sq m	12,000 sq ft
Unit 6	1,858 sq m	20,000 sq ft
Unit 7	697 sq m	7,500 sq ft
Unit 8	1,951 sq m	21,000 sq ft
Unit 9	185 sq m	2,000 sq ft

RATING ASSESSMENT

Further information is available upon application.

ENERGY PERFORMANCE CERTIFICATE

The building has an EPC rating of D(85)

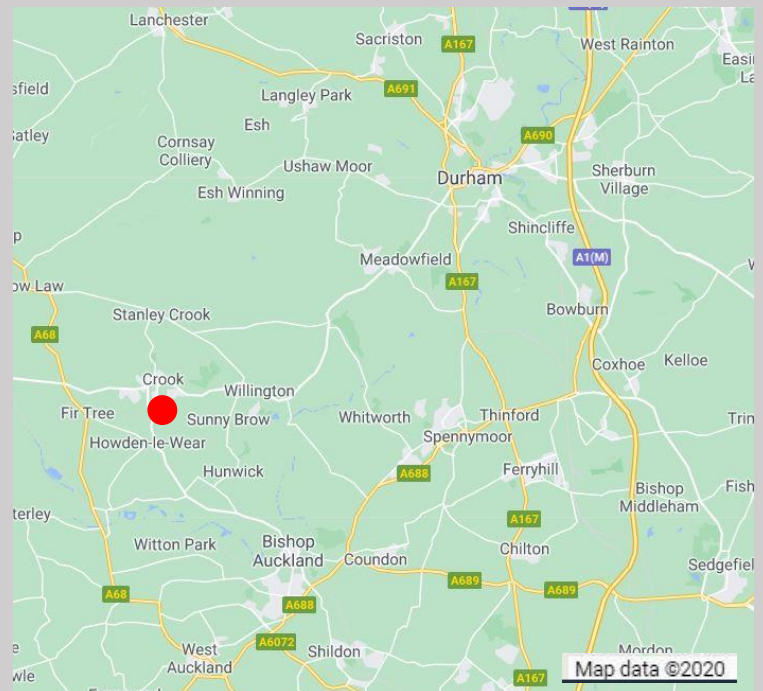
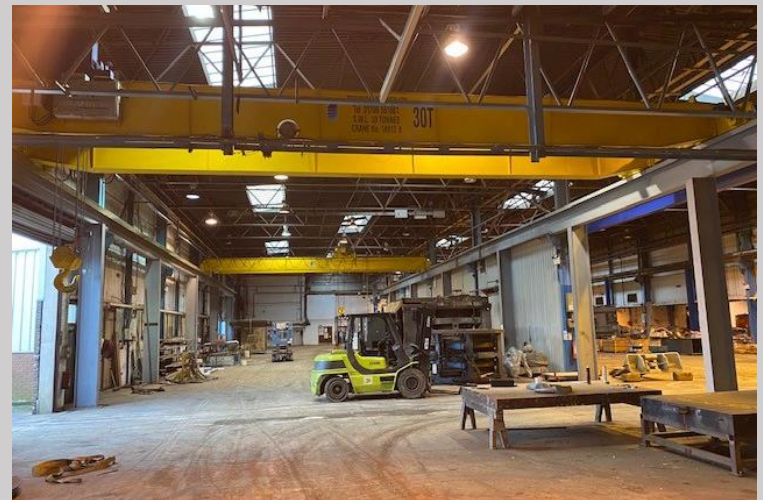
A copy is available upon request.

VIEWING

Strictly through the agents Connect Property NE:

Jonathan Simpson ddl: 01642 704931

Email: jonathan@cpne.co.uk



Map data ©2020

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