to let

Frew Pain & PARTNERS
The industrial property specialists

PRELIMINARY DETAILS

N7F (BAY 1)
TURSDALE BUSINESS PARK
TURSDALE
COUNTY DURHAM
DH6 5PG



- **WORKSHOP / FACTORY UNIT**
- **GIA : 106.98 M^2 (1,152 SQ FT)**
- **SELF CONTAINED COMPLEX WITH 24 HOUR MANNED SECURITY / CCTV**
- **EXCELLENT COMMUNICATION LINKS TO A1(M)**
- **EAVES HEIGHT 4.5M / 2* ROLLER SHUTTER (4.5M * 4.1M)**
- **RENT: £10,000 PA (EXC OF SERVICE CHARGE / SERVICES)**
- **CONTACT JAMES PAIN : 07841871710**
  OR JOINT AGENTS NAYLORS CHARTERED SURVEYORS (0191 232 7030)

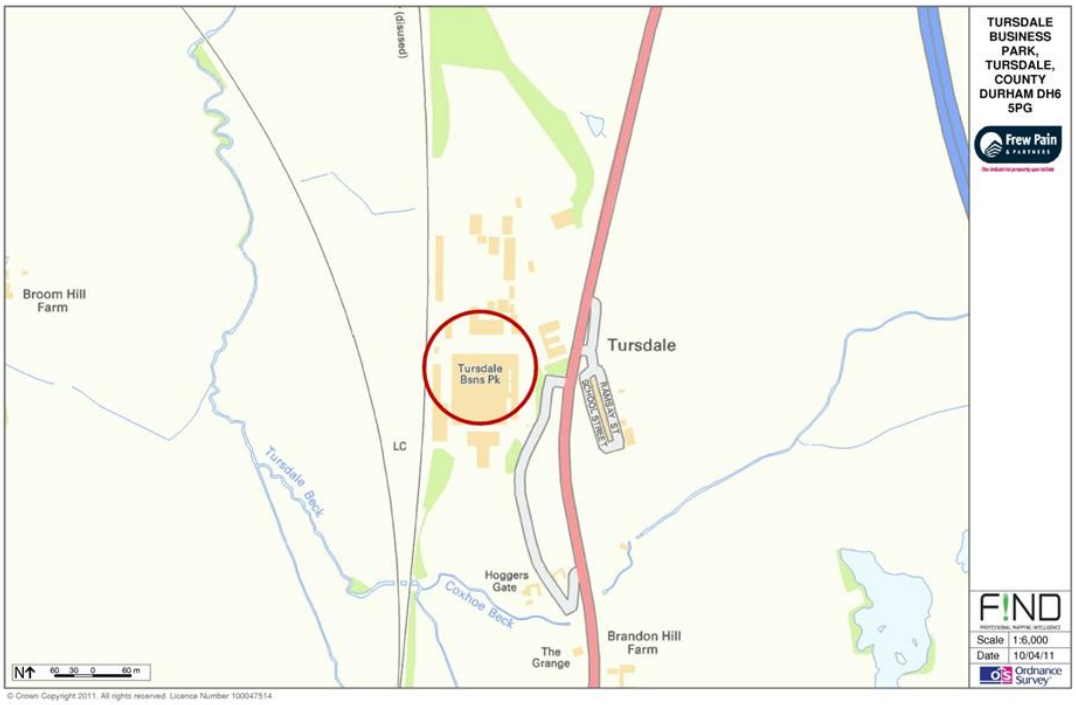
www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk

RICS the mark of property professionalism worldwide

Frew Pain & Partners, Collingwood Buildings,
38 Collingwood St, Newcastle upon Tyne, NE1 1JF



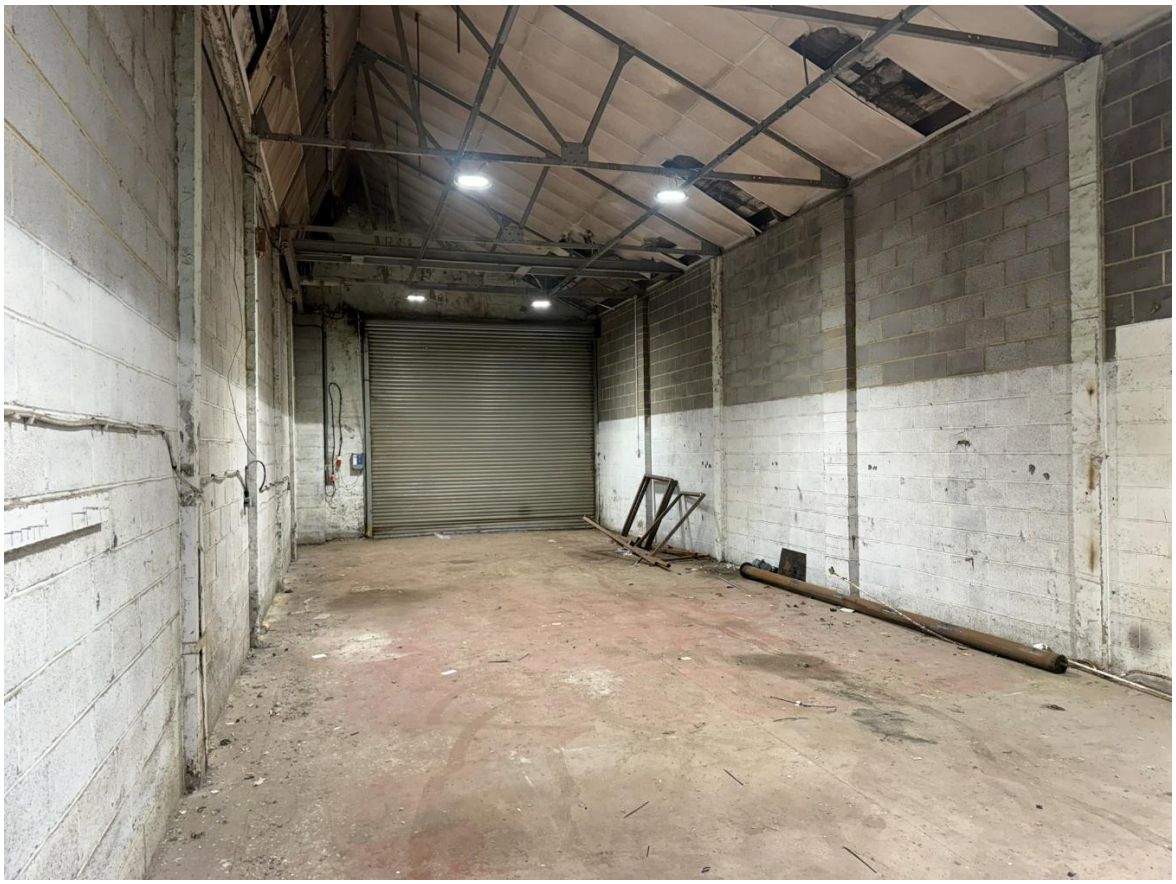
(Picture taken June 26)

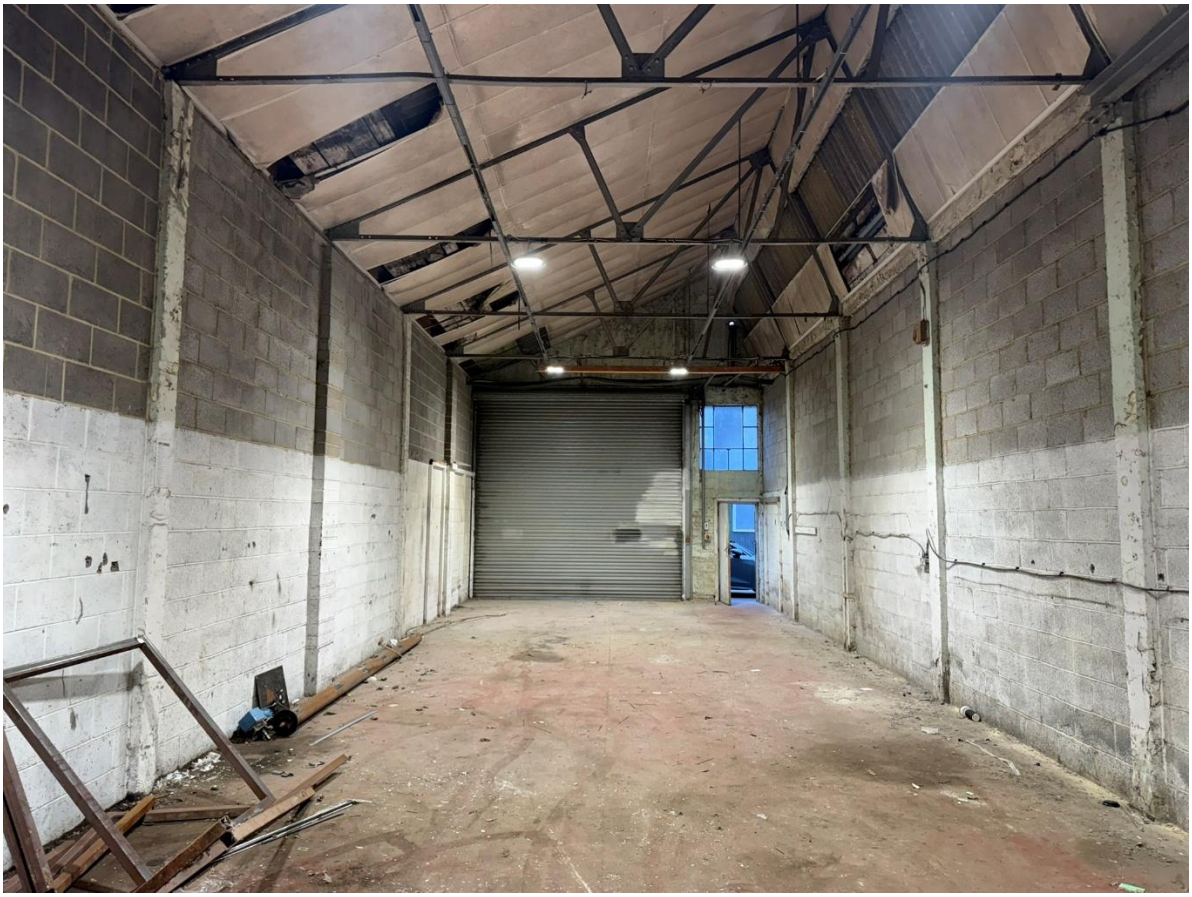


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IMPORTANT NOTICE: FREW PAIN & PARTNERS LTD for themselves and for the vendors and lessors of the property give notice that: **(i)** These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract. **(ii)** All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of **FREW PAIN & PARTNERS LTD** or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. **(iii)** No person, either principal or employee, at **FREW PAIN & PARTNERS LTD** has any authority to make or give any representation or warranty in relation to this property. **(iv)** Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order. **FINANCE ACT 1989**: Unless otherwise stated all prices and rents are quoted exclusive of VAT. **PROPERTY MISDESCRIPTIONS ACT 1991:** Every reasonable effort has been made by **FREW PAIN & PARTNERS LTD** to ensure accuracy. All interested parties are advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take the appropriate professional advice.





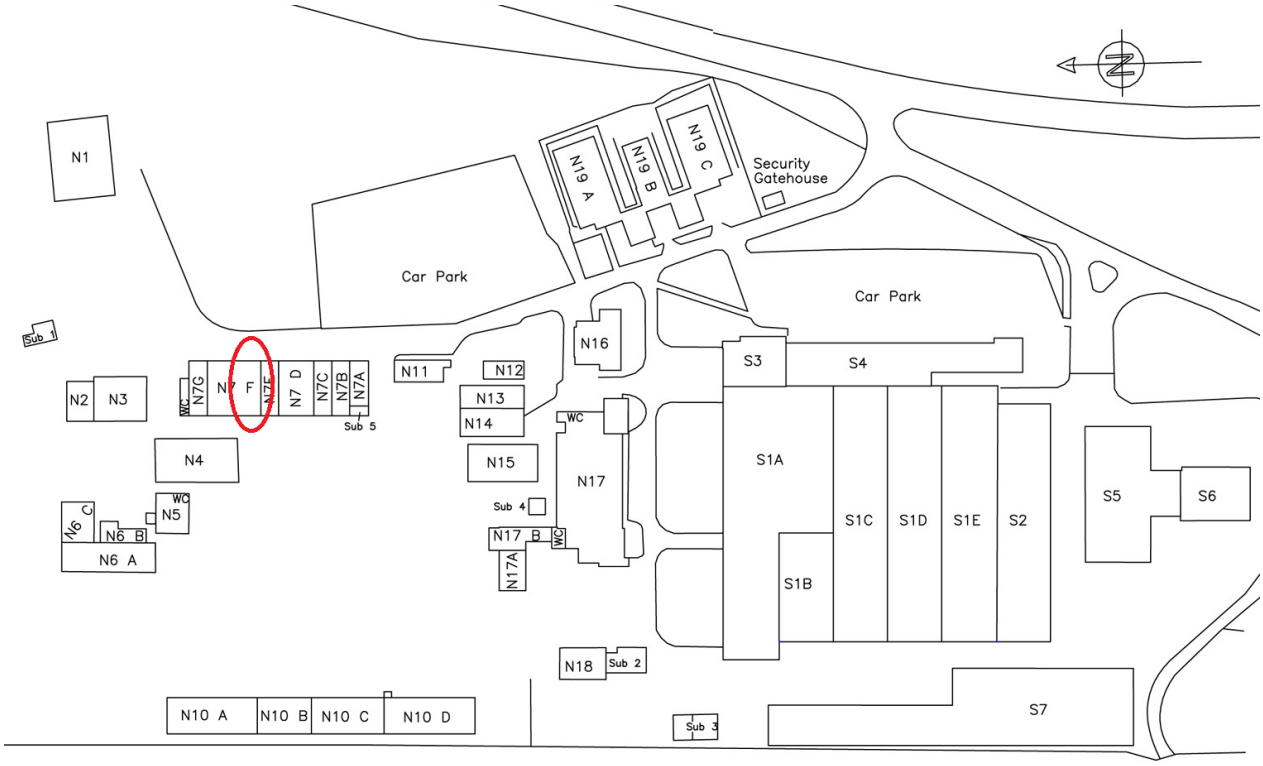
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(Picture taken June 26)



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