



TO LET

LONGHILL INDUSTRIAL ESTATE

ULLSWATER ROAD, HARTLEPOOL TS25 1UE



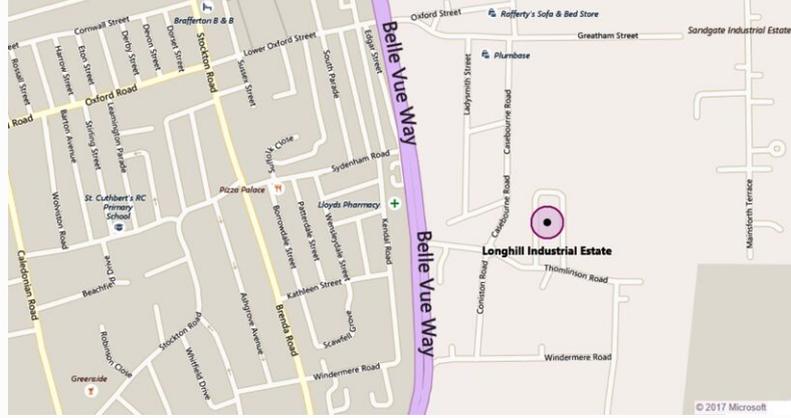
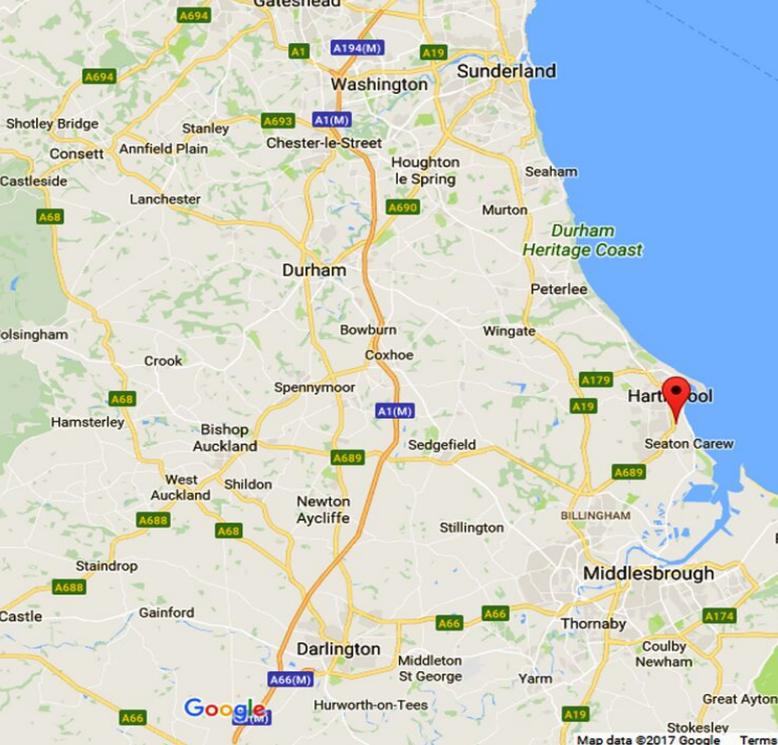
- Great access to Hartlepool town centre and A19 via the A689 or A179
- Well established industrial estate
- CCTV plus security fencing with tenant controlled access gates
- Loading door access with separate personnel door
- Office content within larger units
- Adjoining units can be combined (subject to availability)

WORKSHOP / INDUSTRIAL UNITS
689 - 2,540 sq ft (64 - 236 sq m)



NORTHERN TRUST

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TRAVEL DISTANCE

	Miles	Mins	Transport
Hartlepool Train Station	1.3	7	Car
A19 via A689	5.1	10	Car
A19 via A179	6.1	16	Car
Middlesbrough Town Centre	13.2	18	Car

Source: theAA.com

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LOCATION

Longhill Industrial Estate is located off the A689 approximately 1 mile south of Hartlepool Town Centre and approximately 6 miles from the A19 which links Hartlepool to Teesside, County Durham and Tyne & Wear.

DESCRIPTION

The units are of steel framed construction with elevations in brick/blockwork and insulated, profiled metal cladding panels. Access is via up and over loading doors. Personnel doors and windows include security shutters. The estate also benefits from security fencing with tenant controlled access gates and CCTV.

SPECIFICATION

- Brick & blockwork walls with insulated cladding above
- Profile metal clad pitched roof incorporating translucent rooflight panels
- Compounds available with larger units
- 3 Phase electricity supply
- WC and hand washing facilities
- CCTV and security fencing

TERMS

- A variety of leasing options are available
- Rent payable monthly in advance
- Rent deposit required
- Rent quoted includes the cost of external maintenance charges and building insurance
- Tenant responsible for internal maintenance plus repairs to doors and windows
- Principal Rent will increase by a fixed 3% per annum
- Tenant responsible for payment of VAT, rates and utility charges

EPC

Copies of individual certificates are available upon request.

VIEWING / FURTHER INFO

Please contact Northern Trust to arrange a viewing or for further information



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