

FOR SALE 0.6 Acres
Wingate Grange Industrial Estate,
Wingate, County Durham TS28 5AH.



- **Wingate is a popular industrial estate with good links throughout the region via the A181 & A19.**
- **Extensive secure yard.**
- **Potential development opportunity.**
- **0.24 Hectares (0.6 acres).**

01642 791390

www.jackson-partners.co.uk

Situation

Wingate Grange Industrial Estate is positioned close to the A19 (1.5 miles) which provides excellent access to the Southwest Industrial Estate, Peterlee (3 miles) and Hartlepool (9 miles). The A1(M) Durham is 8 miles, which provides excellent access throughout the region.

The estate accommodates several local and regional businesses providing a range of industrial services.

Description

The site is prominently positioned fronting the estates main road, close to the entrance and provides a broadly level site with concrete pad and tarmac surface.

The site has 2 points of gated access from the estate road and is secured by a steel palisade fence and has a monitored security system amongst other effective security measures.

Accommodation

We calculate that the site provides the following approximate areas.

Total site area 0.24 ha (0.6 acres)

Services

We have not tested any of the services but understand the site has available and is connected to mains services of water, telecoms and electricity to 3 phase.

Terms

Offers are invited in the region of **£200,000 (Two Hundred Thousand Pounds)** for our clients freehold interest.

Planning

The site may be suitable for several alternative uses subject to receipt of the necessary consents.



Business Rates

From our online enquires we understand that from April 2026 the RV will be £10,750. We recommend that interested parties contact the local rating department to confirm the rates payable and if small business rates relief is available.

Legal Fees

Each party is to be responsible for their own legal costs incurred in this transaction.

VAT

We are advised that the premises are not VAT registered and therefore VAT will not be charged.

Anti-Money Laundering Regulations

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the purchaser/tenant.

Viewing & further information

Strictly via sole agents Jackson & Partners.

Contact: David Jackson BSc MRICS

Tel: 07597974607

Email: David@Jackson-Partners.co.uk

