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# INDUSTRIAL

Tanfield Lea (North) Industrial Estate, STANLEY, County Durham

  
NORTHERN TRUST  
INVESTMENT | DEVELOPMENT | REGENERATION

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# INDUSTRIAL



- 3 PHASE ELECTRICITY SUPPLY
- WC FACILITIES
- STEEL BIFOLDING LOADING DOORS  
2.7m WIDE BY 2.9m HIGH
- SECURITY FENCING WITH TENANT  
CONTROLLED ACCESS GATES
- ADJOINING UNITS CAN BE  
COMBINED (SUBJECT TO  
AVAILABILITY)

## INCENTIVES AVAILABLE

Limited Period Only

 INDUSTRIAL

### TO LET

SIZES FROM

**538 - 2077 sq ft**

50 - 193 sq m

Over 200 locations throughout the Midlands and the North

**WHITTLE  
JONES**  
CHARTERED SURVEYORS  
**0191 221 1999**  
[www.whittlejones.com](http://www.whittlejones.com)

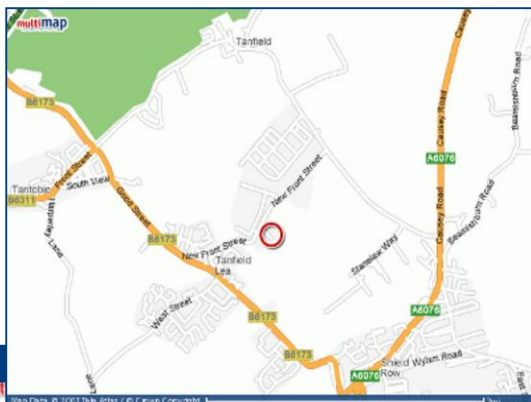
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## Tanfield Lea (North) Industrial Estate, STANLEY, County Durham

### Location

The estate is located to the north of Stanley with access via the A693 to J63 of the A1(M) at Chester le Street or via the A692 to the A1 at Team Valley (c. 5 miles).

Durham City is approximately 10 miles to the south east.



### Description

The estate includes 24 workshop units in four terraced blocks. The units are of steel framed construction with facing blockwork and profiled metal cladding. There is security fencing with tenant controlled access gates.

### Tenancy Terms

- A variety of leasing options are available
- Rent payable monthly in advance
- 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
- Rent deposit required
- Tenant responsible for payment of rates and utility charges

### Rent

Rent on application.

### Rates

For confirmation of the Rateable Value and the actual rates payable for a property please contact the local council. 'Small Businesses' should enquire as to whether Small Business Rates Relief is available.

### Financial Assistance

Enquiries in the first instance should be directed to the local council's Economic Development Department who should be able to advise of the availability of any grant funding.

### Viewing

Please contact Whittle Jones North East or the joint agent Smith Cole Wright on 0191 221 1616.

### Energy Performance Certificates

Energy Performance Certificates available from Landlord.

## INDUSTRIAL

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**Whittle Jones - North East**  
42 Mosley Street, Newcastle upon Tyne NE1 1DF  
t +44 (0)191 221 1999 f +44 (0)191 221 1888

