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TO LET

TANFIELD LEA (NORTH) INDUSTRIAL ESTATE

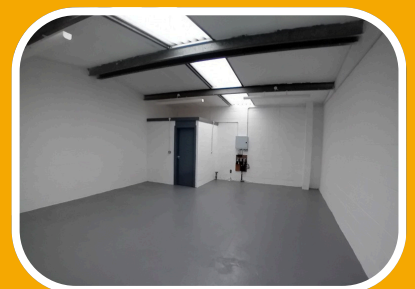
STANLEY | COUNTY DURHAM | DH9 9UU

WORKSHOP / INDUSTRIAL UNITS

538 - 2,077 sq ft (50 - 193 sq m)

KEY FEATURES

- Established industrial location
- Local bus services through Stanley linking to County Durham and Newcastle
- Security fencing with tenant controlled access gates
- Estate CCTV system
- Floodlit courtyard



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TANFIELD LEA (NORTH) INDUSTRIAL ESTATE

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LOCATION

Tanfield Lea (North) Industrial Estate is located just north of Stanley town centre. The estate benefits from excellent transport links, sitting close to the A693, which connects east to Chester le Street and the A1(M) and west to Consett. The A692 also provides convenient routes toward Gateshead and Newcastle upon Tyne, which is around 10 miles to the north, while Durham City lies approx 11 miles to the south.

WORKSHOP / INDUSTRIAL UNITS
538 - 2,077 sq ft (50 - 193 sq m)

DESCRIPTION

The estate includes 24 workshop units in four terraced blocks. The workshops are of blockwork construction with overlaid profiled metal cladding to the upper elevations and dual pitched insulated metal clad roofs incorporating translucent rooflight panels. Access to each unit is via a stall bi-fold loading door. Parking is directly in front of units and within communal car parking areas.

SPECIFICATIONS

- 3 phase electricity supply
- WC and hand washing facilities
- Loading doors 2.6m (w) x 2.5m (h)
- Estate CCTV system
- Floodlit courtyard
- 2.4m Palisade fencing with tenant controlled access gates

EPC

Individual EPC certificates available on request.



TERMS

- A variety of leasing options available
- Rent deposit required
- Rent quoted includes the cost of external maintenance and building insurance
- Tenant responsible for internal maintenance plus repairs to doors and windows
- Tenant responsible for payment of VAT, rates and utility charges



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