



TO LET

UNIT 12A TANFIELD LEA (NORTH) INDUSTRIAL ESTATE

STANLEY, CO.DURHAM DH9 9UU



- **Established location**
- **Good access to A693 & A692**
- **Paladin security fencing to forecourt**
- **Internal height 6.1m to 8.8m**
- **Loading door 3.5m width, 4.7m height**
- **Ground and first floor office content**

WAREHOUSE / INDUSTRIAL UNIT
10,116 sqft (940 sqm)



TRAVEL DISTANCE

	Miles	Mins	Transport
A1 Team Valley	6.8	15	Car
A1(M) Chester le Street	6.9	14	Car
Newcastle City Centre	9.6	22	Car
Durham City Centre	12.3	24	Car

Source: theAA.com

TANFIELD LEA (NORTH) INDUSTRIAL ESTATE

STANLEY, CO.DURHAM



LOCATION

The estate is located to the north of Stanley town centre in an established industrial location near Tanfield Lea village. The estate affords easy access via the A693 to J63 off the A1(M) at Chester le Street, or via the A692 to the A1 at Team Valley.

DESCRIPTION

Semi-detached property of steel portal frame construction with brick/blockwork walls circa 2 metres height with metal cladding panels above. The eaves height is approximately 6.1 metres. The ground floor includes front offices, lobby and WC's. Additional office space is constructed at mezzanine level. The property benefits from 3 phase electricity, mains gas to the space heating and a loading door of 4.7m height and 3.5m width. The forecourt is enclosed with 2.4m high steel paladin fencing with tenant controlled access gates.

SPECIFICATION

- Brick/blockwork walls (c. 2m) with profile metal cladding above
- Loading doors 4.7m (h) x 3.5m (w)
- 3 phase electric
- Mains gas supply
- Ground floor and first floor offices plus mezzanine storage area

TERMS

- Tenant Full Repairing & Insuring Lease
- Term length negotiable
- Tenant contributes to the common area Estate Services Charge
- Tenant responsible for VAT, Business Rates and utility charges
- Rent payable quarterly in advance

The Rateable Value (2017 Rating List) is £30,500. Multiply the Rateable Value for the current year Small Business Rates Multiplier for an estimate of actual business rates payable.

EPC

The property has an Energy Performance rating of C (75). The certificate and report can be made available upon request.

VIEWING / FURTHER INFO

Please contact the agents to arrange a viewing or for further information.



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