



**TO LET**

**UNIT 13B TANFIELD LEA (NORTH)  
INDUSTRIAL ESTATE**

**STANLEY, CO. DURHAM DH9 9UU**



- Established location
- Good access to A693 & A692
- Steel security fencing to forecourt
- Internal height 5.3m to 8.9m
- Loading door 3.6m width, 4.7m height
- Ground floor and first floor office content

**WAREHOUSE / INDUSTRIAL UNIT**  
**4,833 sq ft (449.5 sq m)**



## TRAVEL DISTANCE

	Miles	Mins	Mode
A1 Team Valley	7.2	14	Car
A1 Chester-le-Street	6.8	12	Car
Newcastle City Centre	9.7	22	Car
Durham City Centre	10.9	24	Car

Source: theAA.com

## UNIT 13B

### TANFIELD LEA (NORTH) IND EST, STANLEY, CO. DURHAM



## DESCRIPTION

A mid terraced property of steel portal frame construction with brick/blockwork walls to circa 2 metres with metal cladding panels above. The clear internal height is approximately 5.3 metres, rising to an apex of 8.9 metres. The ground floor gross internal area amounts to 449.5 sqm (4,833 sqft) to include front offices and WCs. Additionally, there is a first floor office and a canteen of 43.4 sqm (467 sqft). The property benefits from 3 phase electricity, mains gas to the space heating and a loading door of 4.7 metres height and 3.6 metres width. The forecourt is enclosed with 2.4 metre high steel paladin fencing.

## SPECIFICATION

- Brick & blockwork cavity walls with insulated cladding panels above
- Insulated clad pitched roof incorporating translucent rooflight panels
- Mains gas supplying floor mounted gas fired space heater
- Male & female WC's located to the rear of the production area
- Ground floor and first floor offices plus canteen

## EPC

The property has an EPC Rating Band D (92). A copy of the Certificate and report can be provided upon request.

## LOCATION

The estate is located on the northern outskirts of Stanley town centre and benefits from good access to the A692 and A693 trunk roads which link to the A1 and A1(M) circa 7 miles distant. Newcastle City Centre is 9.7 miles to the north east and Durham City Centre is 10.9 miles to the south east.

## TERMS

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

## VIEWING / FURTHER INFO

Please contact Whittle Jones to arrange a viewing or for further information.



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