



TO LET

UNIT 12A, TANFIELD LEA (NORTH) INDUSTRIAL ESTATE

STANLEY, COUNTY DURHAM DH9 9UU

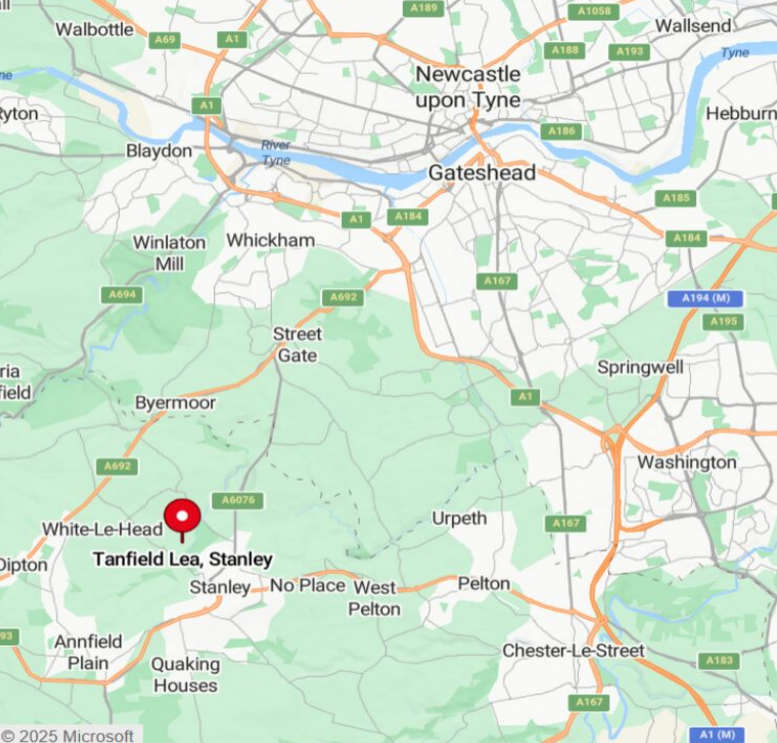


- Established location
- Good access to A693 & A692
- Paladin security fencing to forecourt
- Internal height 6.1m to 8.8m
- Loading door 3.5m (w) x 4.7m (h)
- Ground and first floor office content



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WAREHOUSE / INDUSTRIAL UNIT
9,795 sq ft (910 sq m)



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, COUNTY DURHAM

 **DH9 9UU**

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 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

- 3 phase electricity supply
- Loading door 4.7m x 3.5m
- Ground floor and first floor offices plus mezzanine storage area
- LED lighting throughout

EPC

Copies of individual certificates are available upon request.

TERMS

- Full Repairing & Insuring Lease. Term length negotiable
- Rent payable quarterly in advance
- Rent reviews every 3 or 5 years subject to length of Lease
- Rent deposit required. Subject to credit check
- Landlord insures the building and recovers the premium from the tenant
- Tenant contributes to the common area Estate Services Charges
- Tenant responsible for VAT, Business Rates and Utility charges

RENT / RATEABLE VALUE

Rent details on application. The Rateable Value (2023 Rating) is £35,250.

VIEWING / FURTHER INFO

Please contact Northern Trust to arrange a viewing or for further information.



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