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12A TO LET
9,795 SQ FT
021 221 1999

TO LET

UNIT 12A

TANFIELD LEA (NORTH)

INDUSTRIAL ESTATE

STANLEY, COUNTY DURHAM DH9 9UU

WAREHOUSE / INDUSTRIAL UNIT


9,795 sq ft (910 sq m)

KEY FEATURES

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



CONTACT US:

 0191 221 1999

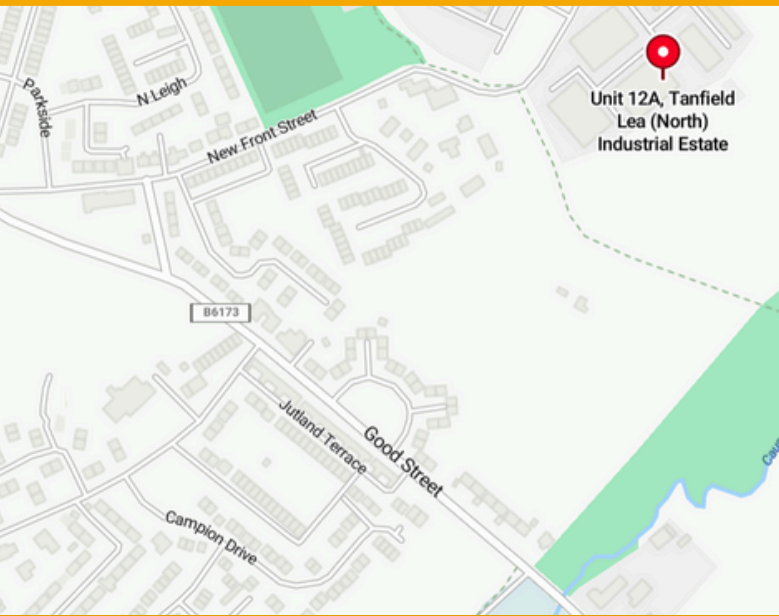
 www.ntproperties.co.uk

 northeast@northerntrust.co.uk

UNIT 12A

TANFIELD LEA (NORTH) INDUSTRIAL ESTATE

STANLEY, COUNTY DURHAM DH9 9UU



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.

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

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 forecourt is enclosed with 2.4m high steel paladin fencing with tenant controlled access gates.

SPECIFICATIONS

- 3 phase electric supply
- Loading door 3.5m (w) x 4.7m (h)
- Ground floor and first floor offices plus mezzanine storage area
- LED lighting throughout

EPC

EPC Rating is C (58). Certificate available on request.



TERMS

- Tenant full repairing lease. Term length negotiable
- Rent reviews every 3/5 years subject to length of lease
- Landlord insures the building and recovers the premium from the tenant
- Rent deposit required
- Tenant responsible for payment of VAT, rates and utility charges



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