

www.htare.co.uk 0191 245 1234



To Let / May Sell 1,193.65m² (12,848ft²)

Bowman House Oakeys Road, Tanfield Lea South DH9 9XW

- Detached modern industrial / hybrid unit
- 48% office content
- Secure fenced service yard and car park
- 5.1m minimum eaves height up to 7.7m apex
- Feature glazed entrance and stairwell

SUBJECT TO CONTRACT

Contact: Nick Atkinson Email: nick@htare.co.uk Direct Tel: 0191 245 3011

HTA Real Estate

Floor A, Milburn House, Dean Street, Newcastle upon Tyne NE1 1LE **T: 0191 245 1234**

HTA Real Estate Ltd conditions under which particulars are issued HTA Real Estate Ltd and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, por constitute, part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of HTA Real Estate Ltd has authority to make or give any representation or warranty whatever in relation to this property. (iv) All rentals and prices are quoted exclusive of VAT unless otherwise stated. June 2023



Location

Bowman House is located on Oakeys Road within Tanfield Lea Industrial Estate South with access from Causey Road which links into the A693. The A693 provides easy access to the A1(M) approximately six miles to the east at Junction 63.

Description

The property comprises a modern detached industrial/warehouse unit of steel portal frame construction to an eave's height of approximately 5.1 meters to underside of haunch and 7.7m to the apex. Elevations are a combination of brick and block work with composite panel cladding to the elevations. The roof is of profile sheet cladding construction incorporating translucent roof lights.

There is a two-story office block to the southwestern elevation providing WC, kitchen, good quality open plan and cellular offices and showroom heated via a gas fired boiler to radiators.



Photo July 2023

Accommodation

| | sq m | sq ft |
|----------------------|----------|--------|
| Warehouse | 626.10 | 6,739 |
| G/F Offices & Atrium | 267.08 | 2,875 |
| F/F Offices | 300.47 | 3,234 |
| TOTAL GIA | 1,193.65 | 12,848 |

Terms

The property is available to let by of a new lease for a term to be agreed at a rent of **£83,500 pa.**

Consideration will be given to a freehold sale. Price on application.

Business Rates

According to the Valuation Office Agency website the property has a Rateable Value of £41,000. Interested parties speak to the Local Rating Authority to confirm the rates payable.

Services

We understand that the property is connected to all mains services including 3 phase power. There is an operational CCTV system throughout.

VAT

All figures quoted are exclusive of VAT which may apply.

Energy Performance Certificate (EPC)

The property has an EPC rating of D(76). A copy is available on request.

Anti-Money Laundering

Under current UK regulations we are obliged to confirm the identity of all parties in an agency transaction. You may therefore be asked to provide appropriate documentation to enable us to complete a simple online identity verification.

Viewing

Via Sole Agents HTA Real Estate

| Contact: | Nick Atkinson | Simon Hill |
|----------|------------------|-------------------|
| Email: | nick@htare.co.uk | simon@htare.co.uk |
| Tel: | 0191 245 3011 | 0191 245 3010 |

HTA Real Estate Ltd conditions under which particulars are issued HTA Real Estate Ltd and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lesses and do not constitute, nor constitute, part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tensants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correct but any intending or expresentation or warranty whatever in relation to this property. (iv) All rentals and prices are quoted exclusive of VAT unless otherwise sate to the 203



www.htare.co.uk 0191 245 1234



HTA Real Estate Ltd conditions under which particulars are issued HTA Real Estate Ltd and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details, are given in good faith and are believed to be correct to but any intending purchasers of tensms to the mas statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of HTA Real Estate Ltd has authority to make or give any representation or warranty whatever in relation to this property. (iv) All rentals and prices are quoted exclusive of VAT unless otherwise sated. June 2023



www.htare.co.uk 0191 245 1234



HTA Real Estate Ltd conditions under which particulars are issued HTA Real Estate Ltd and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correct but correctness of each of them. (iii) No person in the employment of HTA Real Estate Ltd has authority to make or give any representation or warranty whatever in relation to this property. (iv) All rentals and prices are quoted exclusive of VAT unless otherwise stated. June 2023