



To Let

1,048.37m² (11,285ft²)

**Former John F Hunt
Union Brickworks, Station Lane
Birtley DH2 1AJ**

- Two warehouse/production units
- Very large secure yard – 0.78 acre
- Modern prefab offices
- Large loading doors
- Additional mezzanine storage

SUBJECT TO CONTRACT

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Location

The estate is located close to Birtley Town Centre with access off Station Lane via the A167 Durham Road. The location gives excellent access via the main arterial road network to Junctions 63, 64 and 65 of the A1(M), all of which are within one mile of the site.

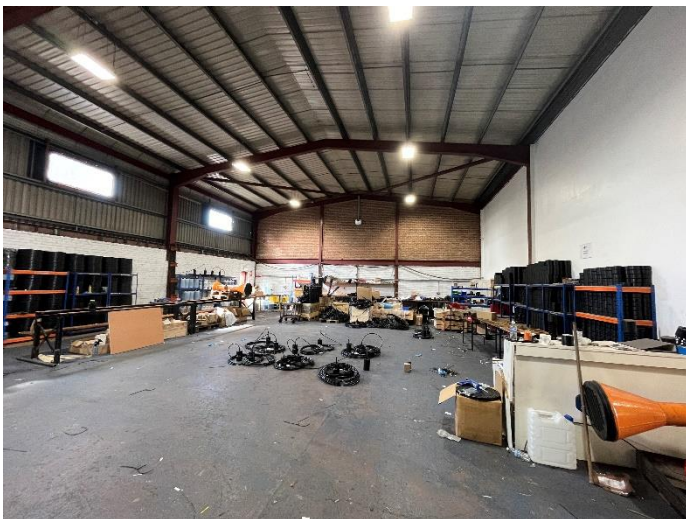
Description

Two detached production/warehouse units plus a prefabricated office building on a large secure site of 0.78 acre with generous room for loading and outside storage.

The larger building comprises two bays of steel portal frame with insulated profile steel sheeting to the elevations and roof. The rear bay has a mezzanine floor, beneath which is a staff room and toilets. The minimum eaves height is 5.54m rising to 6.67m at the apex. The roller shutter door measures approx. 4.5m wide x 5m high.

The smaller building is of similar construction with two roller shutter loading doors and an eaves height of 4.9m. WC provision is provided to the rear.

The prefab offices include a kitchen and WCs.



Building 1 rear bay.

Accommodation

	sq m	sq ft
Building 1	824.17	8,871
Building 2	141.07	1,519
Prefab Office	83.13	895
Total GIA	1,048.37	11,285
Additional Mezzanine	88.02	947

Terms

Available from Q4 2025 by way of new full repairing and insuring lease at a rent of **£55,850** per annum exclusive.

Business Rates

According to the Valuation Office Agency website the property has a Rateable Value of £39,250. 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 electric supply.

VAT

All figures quoted are exclusive of VAT which may apply.

Energy Performance Certificate (EPC)

The property has three valid EPC certificates which will be reviewed when the current Tenant vacates. Copies available on request.

Viewing

Via Agents HTA Real Estate

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