



## **To Let**

### **DH9 9XF**

**Unit 4 A & B**  
**Alderman Wood Road**  
**Tanfield Lea South Industrial Estate**  
**Stanley, County Durham**

- 10,040 sq ft
- Fully refurbished
- LED lighting
- Includes offices with mezzanine storage above
- Large shared service yard

**SUBJECT TO CONTRACT**

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**Direct Tel: 0191 245 3010**

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

## Location

Tanfield Lea South Industrial Estate is located approximately 1 mile North of Stanley town centre and 9 miles South West of Newcastle city centre. Access to J63 of the A1(M), which is 6 miles to the East, is via the A693. Northbound traffic can access the A1 Western Bypass at the Team Valley junction 6 miles to the North East via Sunnyside and the A693.

## Description

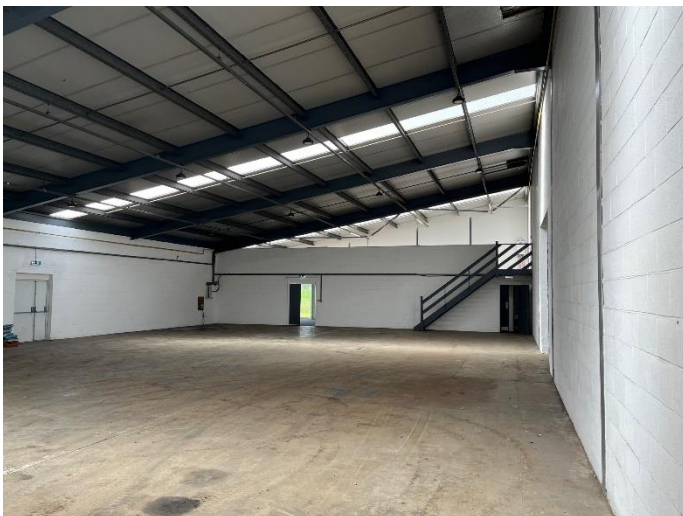
Unit 4 A&B is of steel portal frame construction with brick and block walls to an eaves height of 3.75m to underside of haunch and 6.26m to the Apex. The pitched roof over is of insulated steel profile sheet cladding. The unit has offices to the front elevation and a shared yard with access to the building via two roller shutter doors.

## Accommodation

	sq m	sq ft
Production/Office	932.74	10,040

## Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £50,000 per annum exclusive.



## Business Rates

Interested parties are to make their own enquiries with the relevant Valuation Office

## Services

We understand that the property is connected to all mains services. Interested parties are advised to make their own enquiries with regards to their requirements.

## VAT

All figures quoted are exclusive of VAT which may apply.

## Energy Performance Certificate (EPC)

Unit	EPC
4A	C59
4B	D77

## Anti-Money Laundering

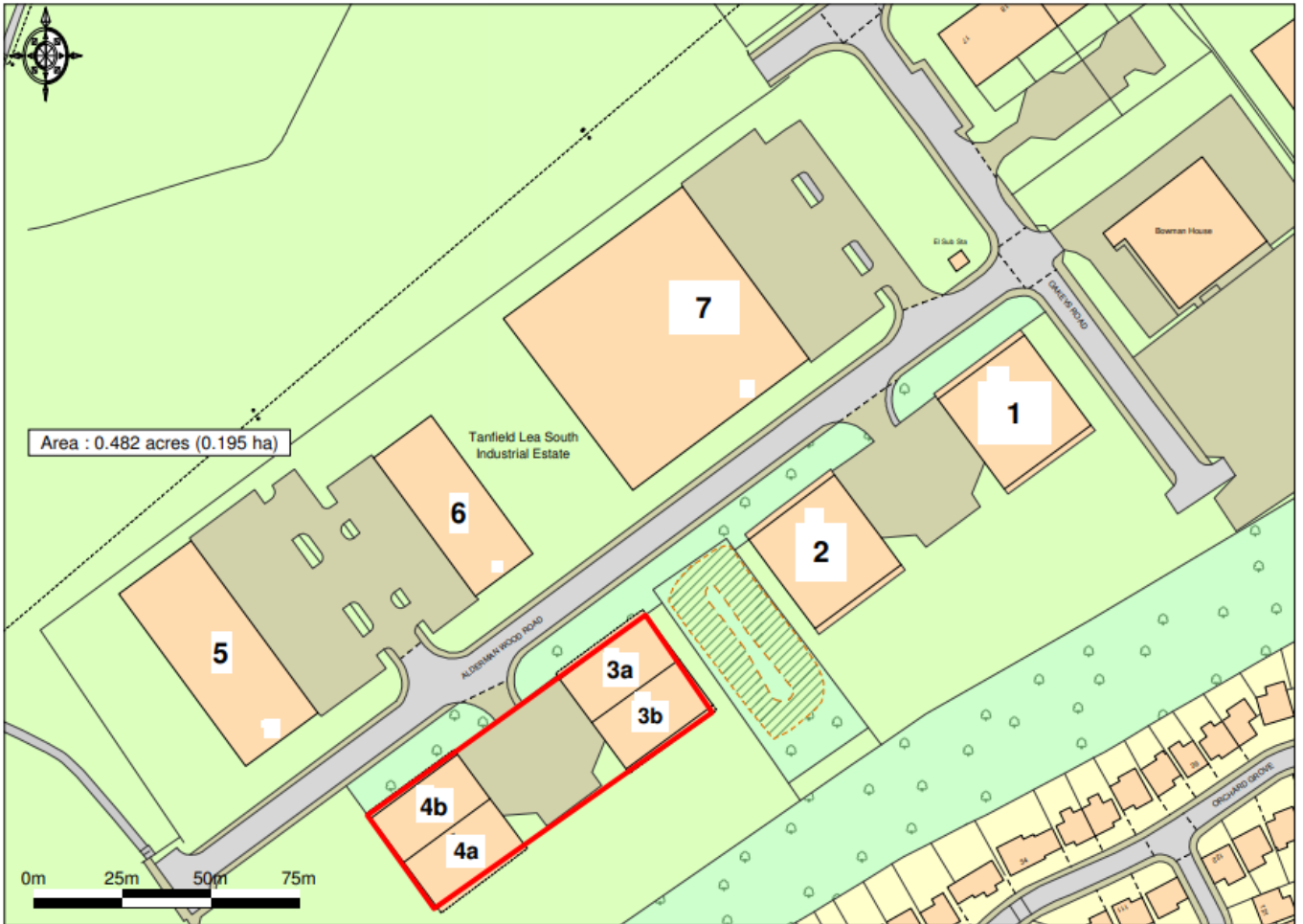
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

## Viewing

Via Agents HTA Real Estate

Contact: Nick Atkinson  
Email: [nick@htare.co.uk](mailto:nick@htare.co.uk)  
Direct Tel: 0191 245 3011

Contact: Simon Hill  
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Getmapping plc 2016. Plotted Scale - 1:1926



**Unit 3A 3B 4A 4B Tanfield Lea Industrial Estate South,  
Tanfield Lea, Stanley, County Durham**

