



To Let

DH3 1QT

Unit 75 & 76, Station Lane, Birtley.

- 9,232 sqft (857.65 sqm).
- 6m eaves.
- Loading on two elevations.
- Three phase power supply
- Good Location

SUBJECT TO CONTRACT

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HTA Real Estate
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Location

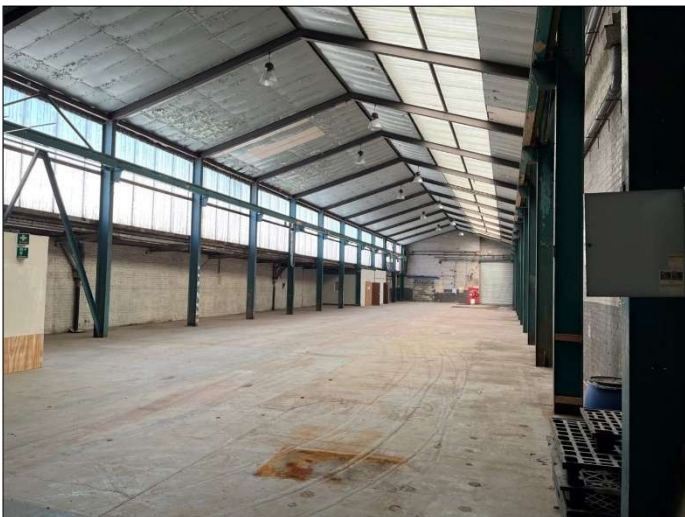
The centre is exceptionally well located close to the A1(M) and A167 with excellent public transport service nearby with direct access from Newcastle, Gateshead, Durham and Chester-le-Street. The Angel of the North can clearly be seen just before the Birtley turn off from the A1(M).

Description

Birtley Business Centre offers a range of offices and industrial spaces in an exceptional location, with excellent road and public transport links and direct access from Newcastle, Gateshead, Durham and Chester-le-Street. The site features secure parking, CCTV and an on-site café.

The unit is mid-terrace and is of steel frame construction with brick infill walls and profile sheet roof over. The property has an internal eaves height of 6m to the main bay and 2.3m to the lower section. The unit can be accessed via the northern and southern elevations via roller shutter doors.

There are wc's, small portioned office and internal store rooms. The unit also has a three-phase power supply and sodium lighting.

**Accommodation**

	sq m	sq ft
Warehouse/production	857.65	9,232

Terms

Available by way of a full repairing and insuring lease for a term to be agreed at a rent of £34,620 per annum exclusive.

Business Rates

All interested parties should speak to the Local Rating Authority to confirm the rates payable.

Services

We understand that the property is connected to all mains services. All interested parties must however make their own investigations into service provisions.

VAT

All figures quoted are exclusive of VAT which may apply.

Energy Performance Certificate (EPC)

Further details of the EPC rating for the premises are available on request.

Viewing

Via Agents HTA Real Estate: -

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