



To Let

Units 1 Station Lane Ind Estate, Birtley, DH3 1DQ

- 4,006 sqft
- On site parking
- Good access to A1(M)
- Detached Unit
- Refurbished

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 A1M, all of which are within one mile of the site.

Description

The property comprises a detached industrial warehouse of steel portal frame construction which has undergone refurbishment works recently.

There are offices fronting the property with LED lighting, wall mounted electric heaters and toilet facilities.

The warehouse has an electric roller shutter door measuring 3.6m wide by 4.25m high which has sodium lights and an eaves height of 5m.

**Accommodation**

The sizes below are for reference only as the units will be remeasured on completion of the refurbishment works.

	Sqm	Sq ft
Unit 1		
Warehouse	252.41	2,717
Office	119.75	1,289
Total	372.16	4,006

Tenure

The unit is available by way of new Full Repairing and Insuring leases for a term of years to be agreed

Rent

£24,050 per annum exclusive.

Business Rates

The property appears in the current rating list as having an RV £18,500. Interested parties should confirm this with the local Rating Authority.

Services

We understand that the property is connected to all mains services. Interested parties should however make their own enquiries to confirm availability of services.

VAT

All figures quoted are exclusive of VAT which may apply.

Energy Performance Certificate (EPC)

The property has an EPC rating of D 95.

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

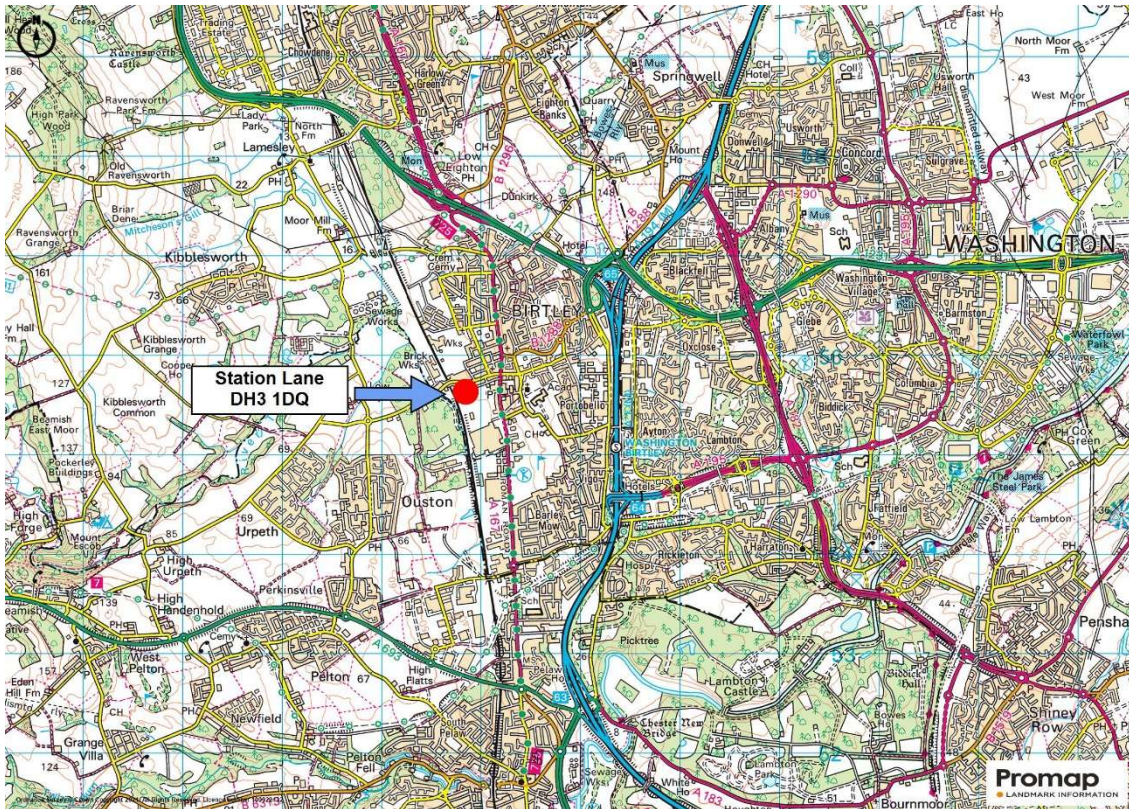
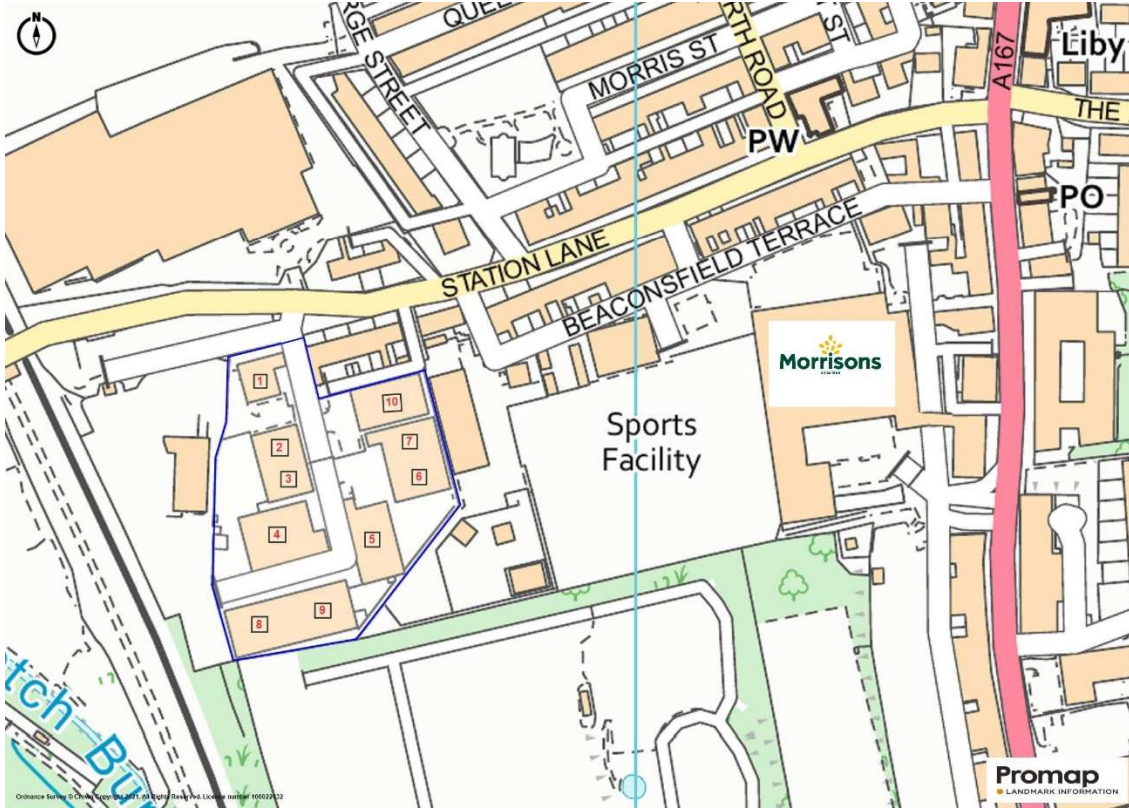
Via Agents HTA Real Estate

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