

Units 2-9 Station Lane Industrial Estate Birtley, DH3 1DQ

To Let Industrial Units from 4,162 to 11,375 sq ft (386.66 to 1056.77 sq m)

Full refurbishment due for completion Q2 2022



Good access to
local A1(M) and A167



24/7 access



On-site parking



Ancillary office space



LED lighting throughout



Roller shutter door

Units 2-9, Station Lane Industrial Estate

Birtley, DH3 1DQ



Description

Station Lane Industrial Estate consists of 10 industrial units totalling 68,483 sq ft. The units are of steel portal framed construction with brickwork and profile steel cladding. The roofs consist of new corrugated steel sheets.

Units 2-9 are available ranging from 4,162 to 11,375 sq ft. The properties are in the process of undergoing a full refurbishment due for completion Q2 2022.

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.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Property owned by **Mileway**

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Accommodation

Floor areas are as follows:

Unit	Area (sq ft)	Area (sq m)
Unit 2	4,162	387
Unit 3	4,246	394
Unit 4	11,375	1,057
Unit 5	9,242	859
Unit 6	6,371	592
Unit 7	5,705	530
Unit 8	7,727	718
Unit 9	7,871	731

Viewing / Further Information

Please contact:



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VAT

VAT will be payable where applicable.

EPC

Energy Performance Certificate is available upon request.

Terms

Available on new full repairing and insuring leases.

Mileway