

**Mileway**

# Blackhall Colliery Industrial Estate

## Cleveland

Available to Let  
Warehouse

800 - 4,800 sq ft ( 74 - 445 sq m )

Three-phase electricity



On-site parking



Roller shutter doors



24-hour access



# Blackhall Colliery Industrial Estate

Hackworth Road Cleveland TS27 4EL



## Description

Ideal for a small business, this single-storey unit is of steel portal frame construction with brick, block and steel sheet walls and steel sheet roof, which incorporates roof lights. There is three-phase electricity, WC facilities, and a roller shutter door leading to the loading area outside.

## Location

Blackhall Colliery Industrial Estate is on the North East coast of County Durham, between Hartlepool six miles to the south and Sunderland thirteen miles to the north.

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

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

## Viewing / Further Information

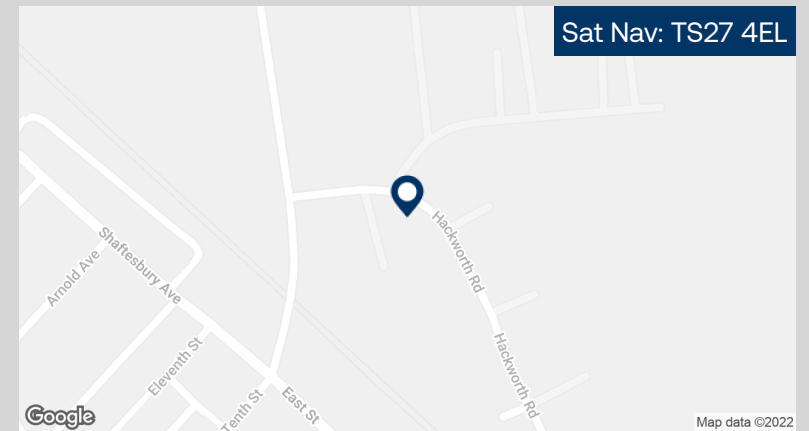
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## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability	Rent
Unit 1	Warehouse	800	74	Immediately	£435 PCM
Unit 2	Warehouse	800	74	Immediately	£4235PCM
Unit 6	Warehouse	800	74	Immediately	£435 PCM
Unit 8	Warehouse	2,400	223	Immediately	£950 PCM
Total		4,800	445		

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