

TO LET

- ✔ Scheduled ancient monument
- ✔ Potential for alternative uses (STP)
- ✔ 134.2 sq m (1,444 sq ft)
- ✔ 0.4 Hectare (1.27 acre) Site
- ✔ Close to the A194(M) and A1(M)
- ✔ Potential for Mezzanine

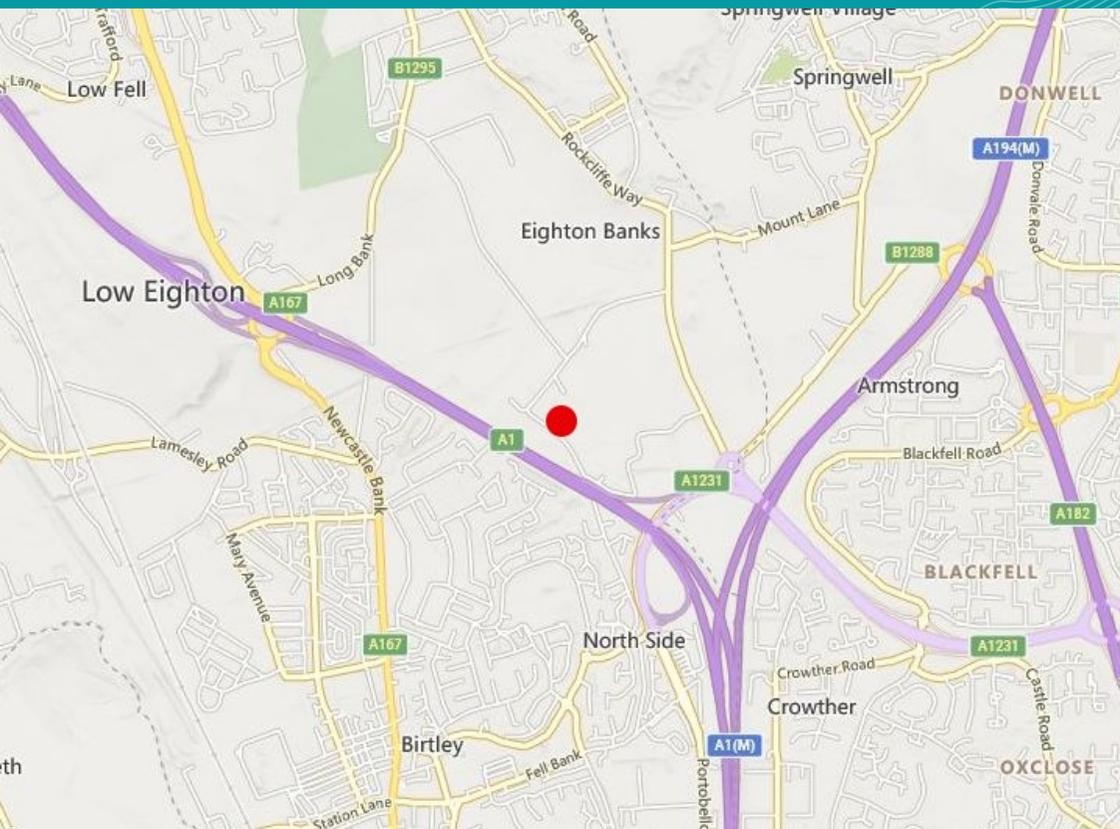


Blackfell Hauler House, Northside, Chester Le Street DH3 1RF

Unique Premises & Site To Let

1,444 Sq Ft
(134 Sq M)

Blackfell Hauler House, Northside, Chester Le Street DH3 1RF



DESCRIPTION

Blackfell Hauler House is a scheduled ancient monument built in 1915 as part of the Bowes Railway. A brick building under dual pitched slate roof with a solid concrete floor housing the original machinery over a basement. Externally there is an area suitable for parking and the remainder of the site is scrubland offering scope for alternative uses such as light industrial, art studio, storage, tourism, live/work. We understand that mains water is connected but there is no electricity or gas. Further service details on application.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Workshop/Warehouse (incl machinery)	1,444	134
Total	1,444	134

EPC

Due to the nature of the building and as there is no fixed heating system an EPC is not required.

LOCATION

Located in a rural position and accessed from Northside just south of Eighton Banks with Springwell to the east and Birtley to the south. The centre of Washington is approximately three miles to the south east. Gateshead is four miles north and Newcastle City Centre five miles. There is good access to the A1(M) and A194(M).

TERMS

Available on a new FRI lease for a term and rent review pattern to be agreed.

RENT

By negotiation.

BUSINESS RATES

Workshop & Premises - £4,900

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

lsh.co.uk

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