



TO LET

TANFIELD LEA (NORTH) INDUSTRIAL ESTATE

STANLEY, COUNTY DURHAM DH9 9UU

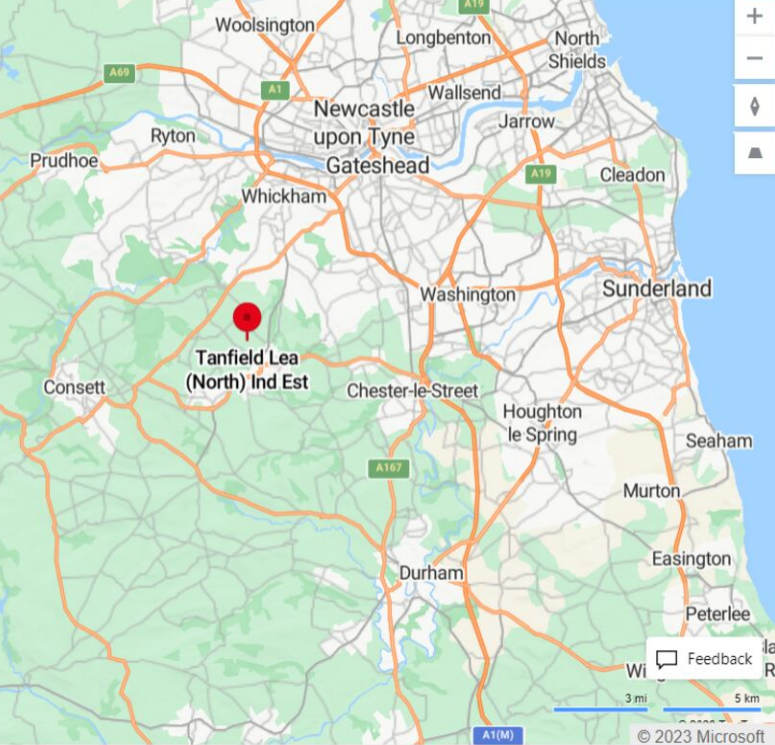


- **Established industrial location**
- **Flexible tenancy terms**
- **Security fencing with tenant controlled access gates**
- **Steel bi-folding loading doors 2.6m (w) by 2.5m (h)**
- **3 Phase electricity supply**

WORKSHOP / INDUSTRIAL UNITS
538 - 2,077 sq ft (50 - 193 sq m)



NORTHERN TRUST
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TRAVEL DISTANCE

	Miles	Mins	Transport
A1 Team Valley	6.8	15	Car
A1(M) Chester le Street	6.9	14	Car
Newcastle City Centre	9.6	22	Car
Durham City Centre	12.3	24	Car

Source: theAA.com

TANFIELD LEA (NORTH) INDUSTRIAL ESTATE

STANLEY, COUNTY DURHAM



LOCATION

The estate is located to the north of Stanley town centre in an established industrial location near Tanfield Lea village. The estate affords easy access via the A693 to J63 off the A1(M) at Chester le Street, or via the A692 to the A1 at Team Valley.

DESCRIPTION

The estate includes 24 workshop units in four terraced blocks, situated directly opposite 7 larger factory/warehouse units. The workshops are of blockwork construction with overlaid profiled metal cladding to the upper elevations and dual pitched insulated metal clad roofs incorporating translucent rooflight panels. Access to each unit is via a steel bi-fold loading door. Parking is directly in front of units and within communal car parking areas. The estate benefits from security fencing with tenant controlled access gates.

SPECIFICATION

- Blockwork construction with upper levels overlaid with profiled metal cladding
- Insulated profile metal clad dual pitched roof incorporating translucent rooflight panels.
- Loading doors 2.6m (w) by 2.5m (h)
- 3 Phase electricity supply
- WC and hand washing facilities
- 2.4m steel palisade fencing with tenant controlled access gates

TERMS

- A variety of leasing options are available
- Rent payable monthly in advance
- Rent deposit required
- Rent quoted includes the cost of external maintenance charges and building insurance
- Tenant responsible for internal maintenance plus repairs to doors and windows
- Principal Rent will increase by a fixed 3% per annum
- Tenant responsible for payment of VAT, rates and utility charges

EPC

Copies of individual certificates are available upon request.

VIEWING / FURTHER INFO

Please contact Northern Trust to arrange a viewing or for further information



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