

TO LET

Unit 1, Station Lane, Birtley, Chester le Street, Tyne and Wear, DH3 1DQ



Warehouse/Industrial Unit

4,006 Sq Ft (372.16 Sq M)

- Good access to the A1(M)
- 24-hour access
- Detached property
- On site parking

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Location

Station Lane Industrial 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 1 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 property has been measured in accordance with the RICS Code of Measuring Practice to provide the following Gross Internal Area:

	Sq Ft	Sq M
Office	1,289	119.75
Warehouse	2,717	252.41
Total	4,006	372.16

Terms

The property is available to let on a new full repairing and insuring lease for a term of years to be agreed.

Rent

£24,050 per annum exclusive.

Service Charge

There will be a service charge payable for the upkeep of the common areas on the estate.

EPC

The property has an EPC rating of D 95.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

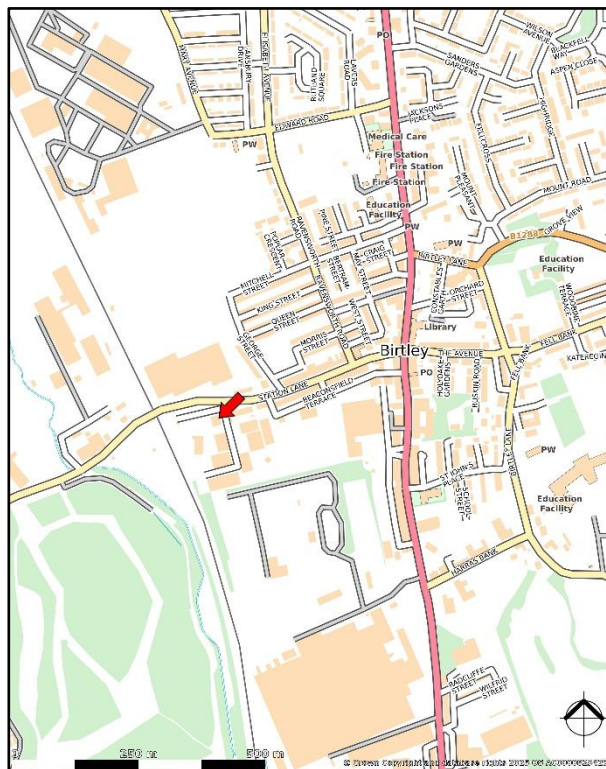
All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

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