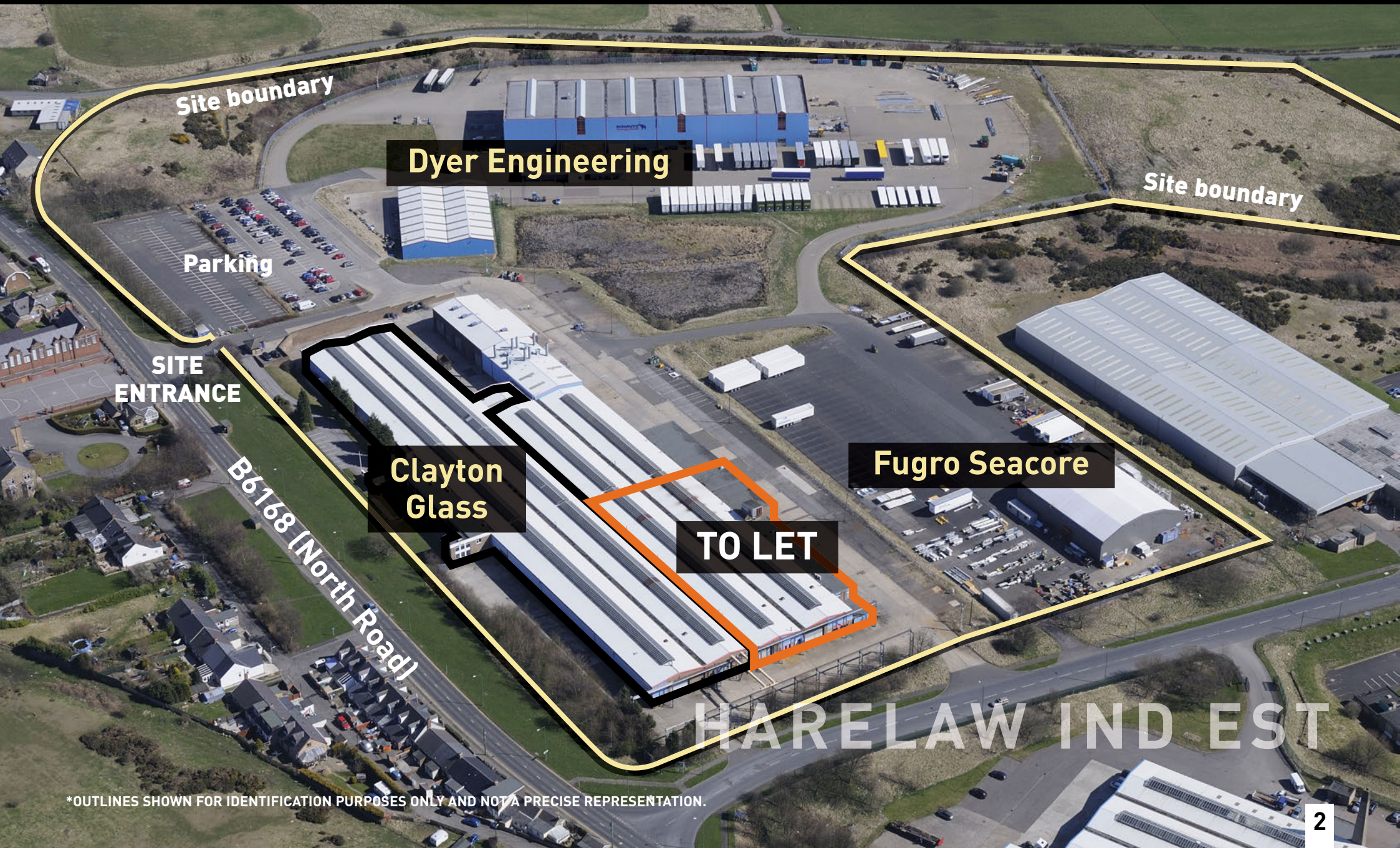


LAST AVAILABLE UNIT

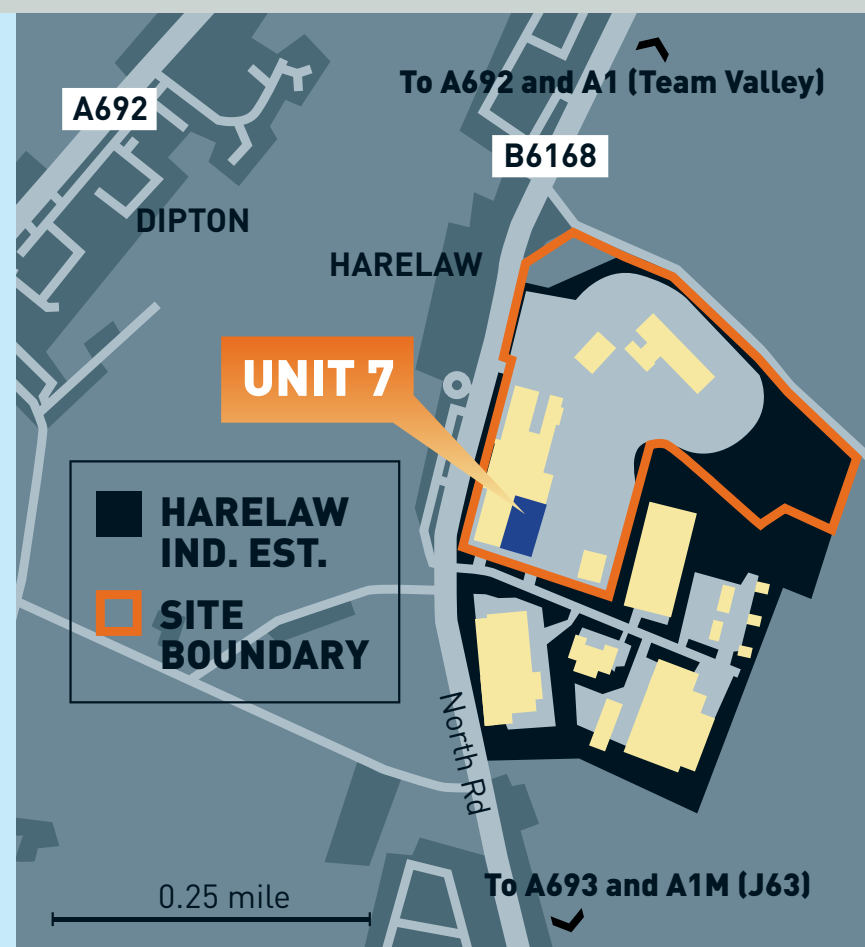


TO LET: 36,274 sq ft / 3,370 sq m

WAREHOUSE / MANUFACTURING UNIT WITH CRANEAGE



*OUTLINES SHOWN FOR IDENTIFICATION PURPOSES ONLY AND NOT A PRECISE REPRESENTATION.



LOCATION NORTH ROAD, HARELAW INDUSTRIAL ESTATE, STANLEY, CO DURHAM DH9 8HJ

The premises are located on the Harelaw Industrial Estate, Stanley. The site has extensive frontage to the B6168 North Road, which offers direct access onto the A692, which in turn meets the A1(M), 10 miles East, providing excellent communication links both North and South. The surrounding area consists of a mixture of both commercial and residential uses. Main vehicular access to the site is from North Road via the Security Hut.



TO LET

DESCRIPTION

The premises comprises part of substantial manufacturing complex set in a secure 14.74 ha (36 acre) site. The site has undergone extensive refurbishment and is now home to occupiers such as Clayton Glass, Dyer Engineering and Fugro Seacore. The building is of steel portal frame construction under a dual pitched roof. Internally it benefits from concrete floors throughout, heating, lighting and a minimal internal eaves height of 6.2m rising to 9m at the apex. Office and WC facilities are also provided along with internal and external craneage with capacity ranging from 3-5 tonnes.

SERVICES

We understand the unit benefits from all main services however we recommend all interested parties make their own enquiries in this regard.

TENURE

The unit is available by way of a new Full Repairing and Insuring lease for term of years to be agreed.

RENT



On application.

RATING

The unit currently forms part of a larger rating assessment and will be reassessed on occupation.

VAT

All references to price, are deemed to be exclusive of VAT unless expressly stated otherwise.

SITE ENTRANCE SECURITY HUT



HARELAW

INDUSTRIAL
ESTATE DH9 8HJ

FOR VIEWING AND FURTHER INFORMATION ...

(Viewing strictly by arrangement with one of the joint agents.)



Richard Scott 0191 269 0154
richard.scott@sw.co.uk



James Pain 07841 871710
james.pain@frewpain.co.uk

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