



KnightFrank.com



To Let - Refurbished Warehouse / Workshop Units

Harelaw Industrial Estate, Stanley, Co Durham, DH9 8UJ

- Flexible low cost warehousing
- Units from 98 m² (1,050 sq ft) to 7,311 m² (78,697 sq ft)
- Flexible terms available
- Rents from £1.50 per sq ft

0191 221 2211

Quayside House, Quayside, Newcastle upon Tyne, NE1 3DX

Over 200 offices worldwide

Situation

Harelaw Industrial Estate is located adjacent to the B6168 which offers access to the A692 approximately 1 mile to its north. The A692 is the main arterial route linking the town of Consett with Gateshead and the A1 approximately 10 miles to the north east.

Access is also provided to the A1(M) at Chester-le-Street approximately 9 miles to the east via the A693.

Description

Harelaw Industrial Estate offers a wide range of warehousing and production areas within a secure site.

The building, which has recently undergone refurbishment, is of steel portal frame construction offering open plan floor areas ideal for production and storage.

The main warehouse is subdivided into a number of units which can be either combined or separated further according to occupier requirements. As such it provides maximum flexibility.

Internally, the property has concrete floors throughout and an internal clear height to under-side of steel haunch ranging from 5.3 m to 7.7 m.

Individual units benefit from a range of office and WC facilities.

Loading access is provided to the units by roller shutter doors from the generous yard area and access road.

Services

The premises benefit from mains supplies of gas, electricity, water and drainage. Lighting is by way of a combination of fluorescent strip lighting and sodium down lights.

Access to a substantial power supply is available on site and as such units are suitable for processes which demand a heavy supply.

Accommodation

The units provide the following gross internal areas:

| Unit | m ² | Sq ft |
|-------------|----------------|--------|
| Unit 1 | 1,083.9 | 11,667 |
| Unit 2 | 910.7 | 9,802 |
| Unit 3 | 901.1 | 9,700 |
| Unit 4 | 580.1 | 6,244 |
| Unit 5 | 420.4 | 4,525 |
| Unit 6 | 421.8 | 4,540 |
| Unit 7 | 97.6 | 1,050 |
| Units 8 & 9 | 1,222.4 | 13,158 |
| Unit 10 | 1,785.2 | 19,216 |

Please note that units can be combined to provide larger areas as well as offering the flexibility of further subdivision.

Important Notice

- Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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- VAT:** The VAT position relating to the property may change without notice.

Terms & Business Rates

Units are available on a flexible basis at the following rentals.

The Rateable Values are those provided by the Valuation Office Agency website. Please note, some units may require re-assessment on occupation.

| Unit | Rateable Value | Rates payable (10/11) | Rent (per annum) |
|-------------|-----------------------|------------------------------|-------------------------|
| Unit 1 | £16,250 | £6,727 | Let |
| Unit 2 | TBC | TBC | £17,150 |
| Unit 3 | TBC | TBC | £16,975 |
| Unit 4 | £7,900 | £3,215 | £21,850 |
| Unit 5 | £7,400 | £3,011 | Let |
| Unit 6 | £4,650 | £1,892 | £7,950 |
| Unit 7 | £1,875 | £763 | £4,200 |
| Units 8 & 9 | £23,100 | £9,563 | £19,750 |
| Unit 10 | £32,250 | £13,351 | Let |

NB. Units 2&3 are currently jointly assessed at a rateable value of £33,750. The rate payable is £13,972.

VAT

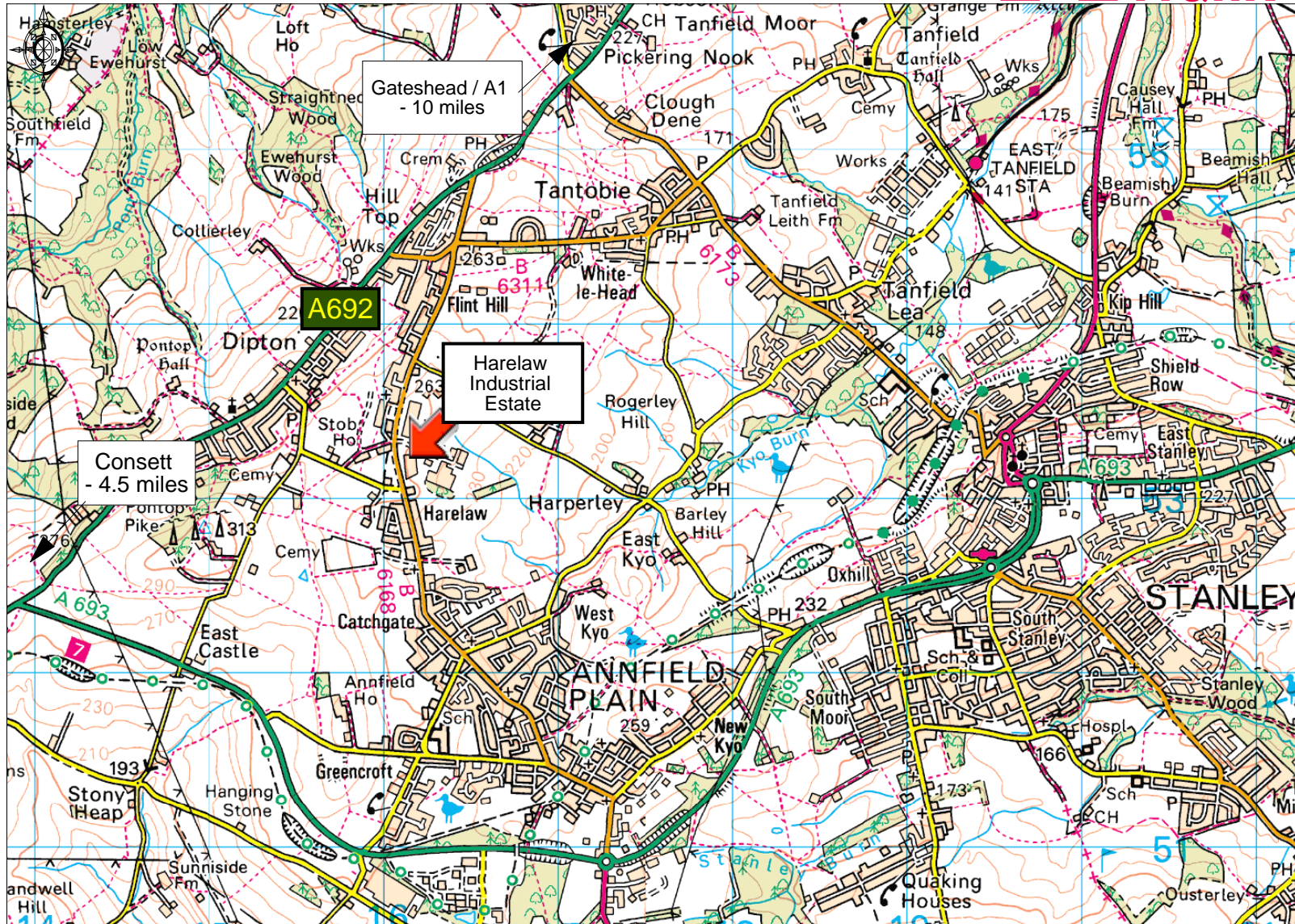
All rents are quoted exclusive of Value Added Tax which will be charged on all rentals and service charges.

Viewing

Please contact this office for a convenient appointment to view or for further information regarding the premises.

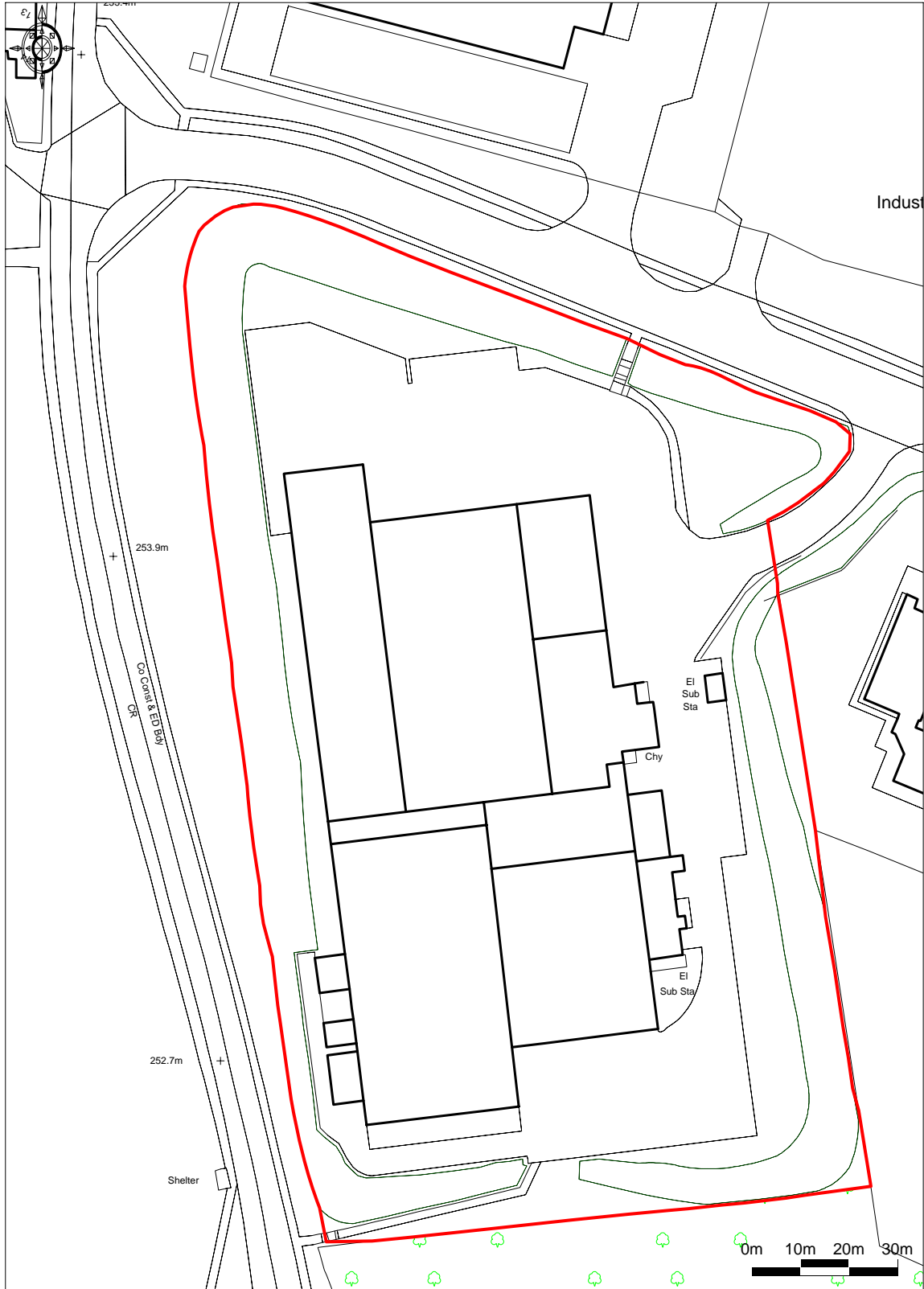
(June 2010)

Harelaw Industrial Estate,
Stanley, County Durham



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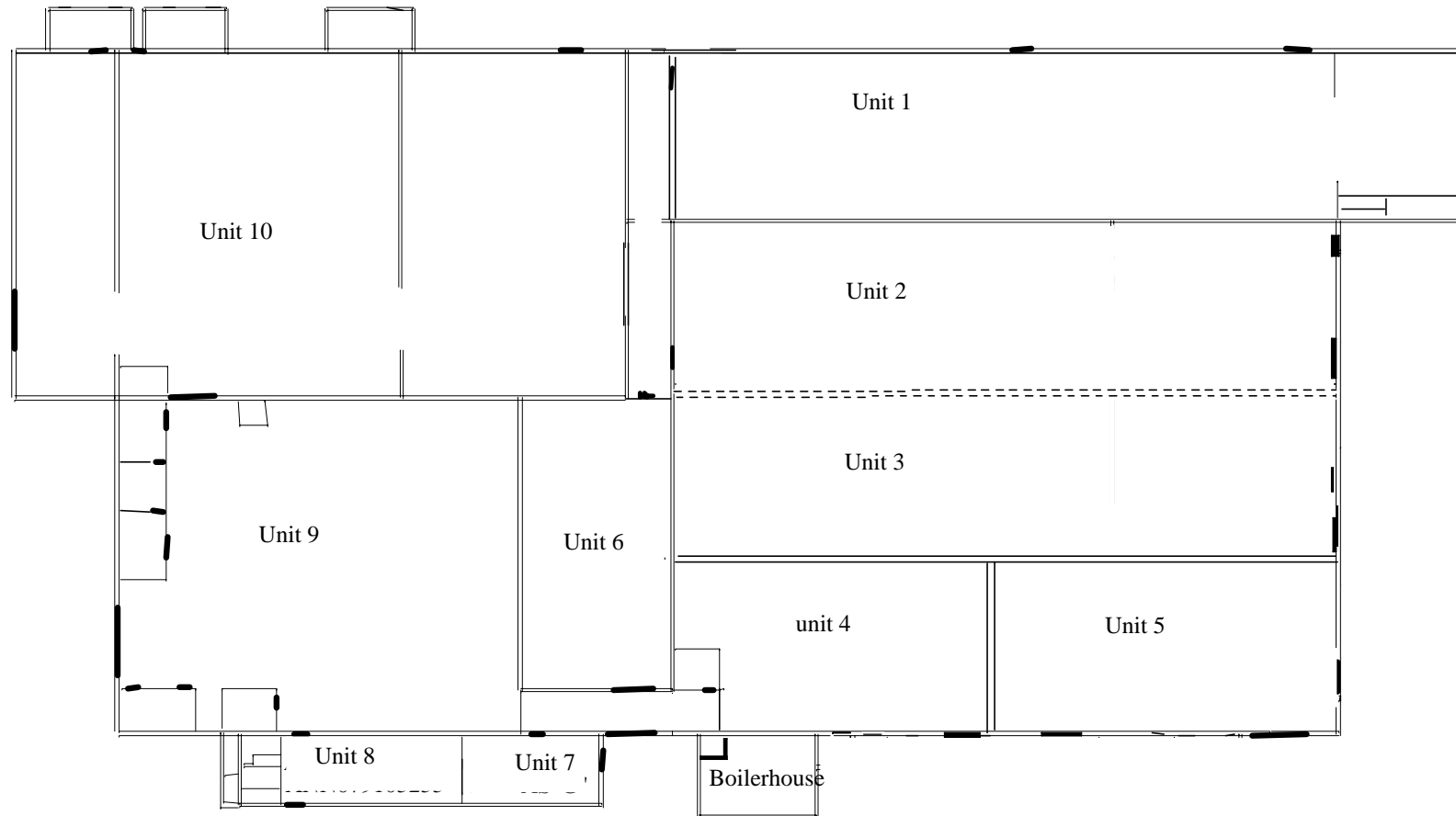


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Sunflag Harelaw Premises



AREA CODES AS AGREED WITH IND. RATES DEPARTMENT