



KnightFrank.com



To Let - Warehouse / Workshop Units

Harelaw Industrial Estate, Stanley, Durham, DH9 8UJ

- Flexible low cost warehousing
- Units from 98 m² (1,050 sq ft) to 6,339.38 m² (68,235 sq ft)
- Flexible terms available
- Rents from £4,200 per annum

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St Ann's Quay, 124 Quayside, Newcastle upon Tyne, NE1 3BD

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 & Rents

The units have been measured in accordance with the RICS Code of Measuring Practice and the following gross internal areas recorded.

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

Unit	m ²	Sq ft	Rent (per annum)
Unit 1	1,083.9	11,667	Let
Unit 2	910.7	9,802	£19,600
Unit 3	901.1	9,700	£19,400
Unit 4	580.1	6,244	£18,730
Unit 5	420.4	4,525	£15,840
Unit 6	421.8	4,540	£7,950
Unit 7	97.6	1,050	£4,200
Units 8/9	1,222.4	13,158	£19,750
Unit 10	1,785.2	19,216	£38,450

Important Notice

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

Business Rates

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 (15/16)
Unit 1	£16,250	£7,832
Unit 2&3	£31,250	£15,062
Unit 4	£7,900	£3,720
Unit 5	£7,400	£3,485
Unit 6	£4,650	£2,190
Unit 7	£1,875	£883
Units 8 & 9	£23,100	£11,111
Unit 10	£32,250	£15,512

Energy Performance Assessment

The units have the following Energy Asset Performance Ratings. Further information is available on request.

Unit 1 – C (66)
Units 2/3 - G (365)
Unit 4 – G (209)
Unit 5 – G (333)
Unit 6/7 – C (55)
Unit 8/9 – E (120)
Unit 10 – G (560)

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.

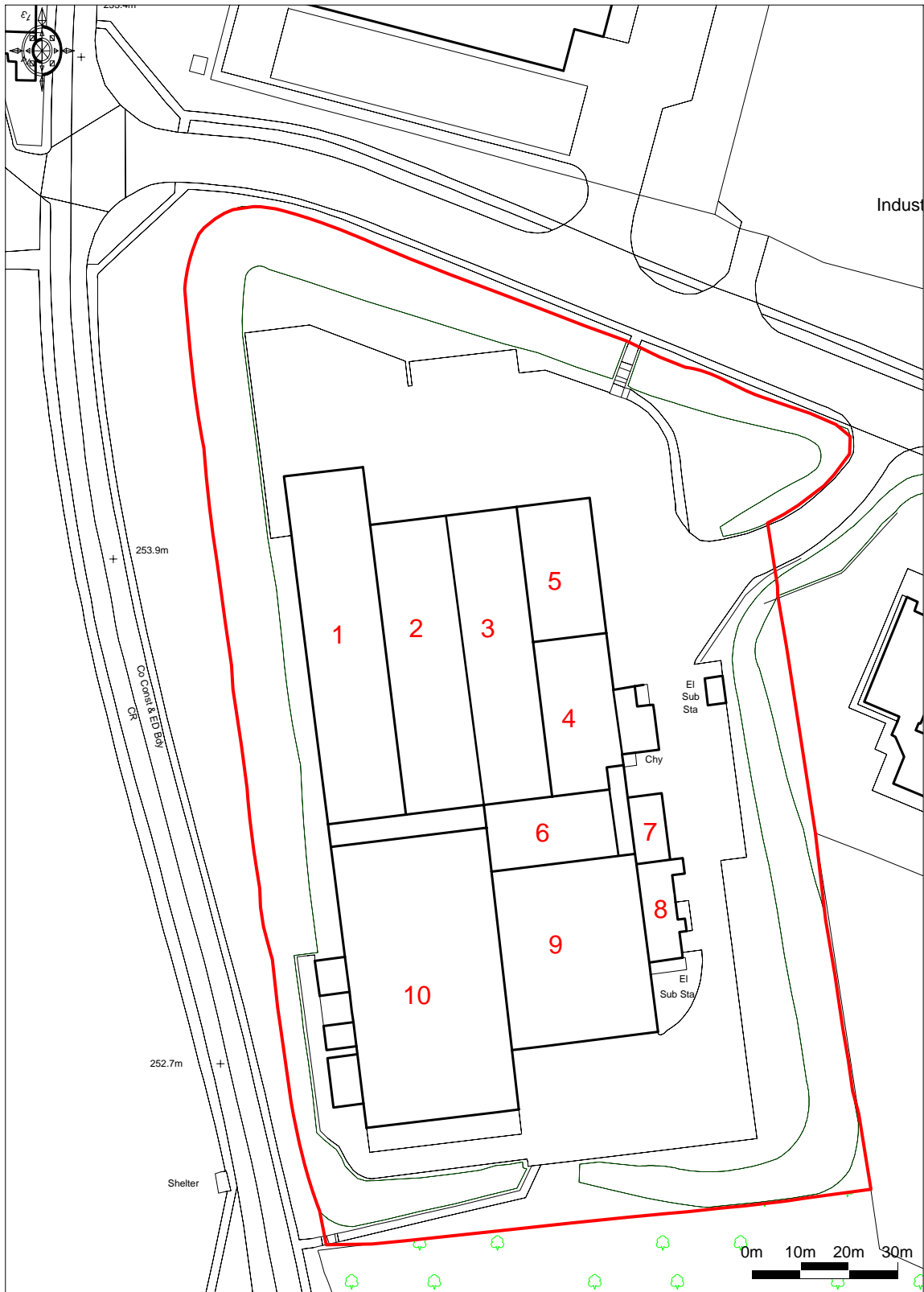
(March 2015)

Harelaw Industrial Estate,
Stanley, County Durham



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