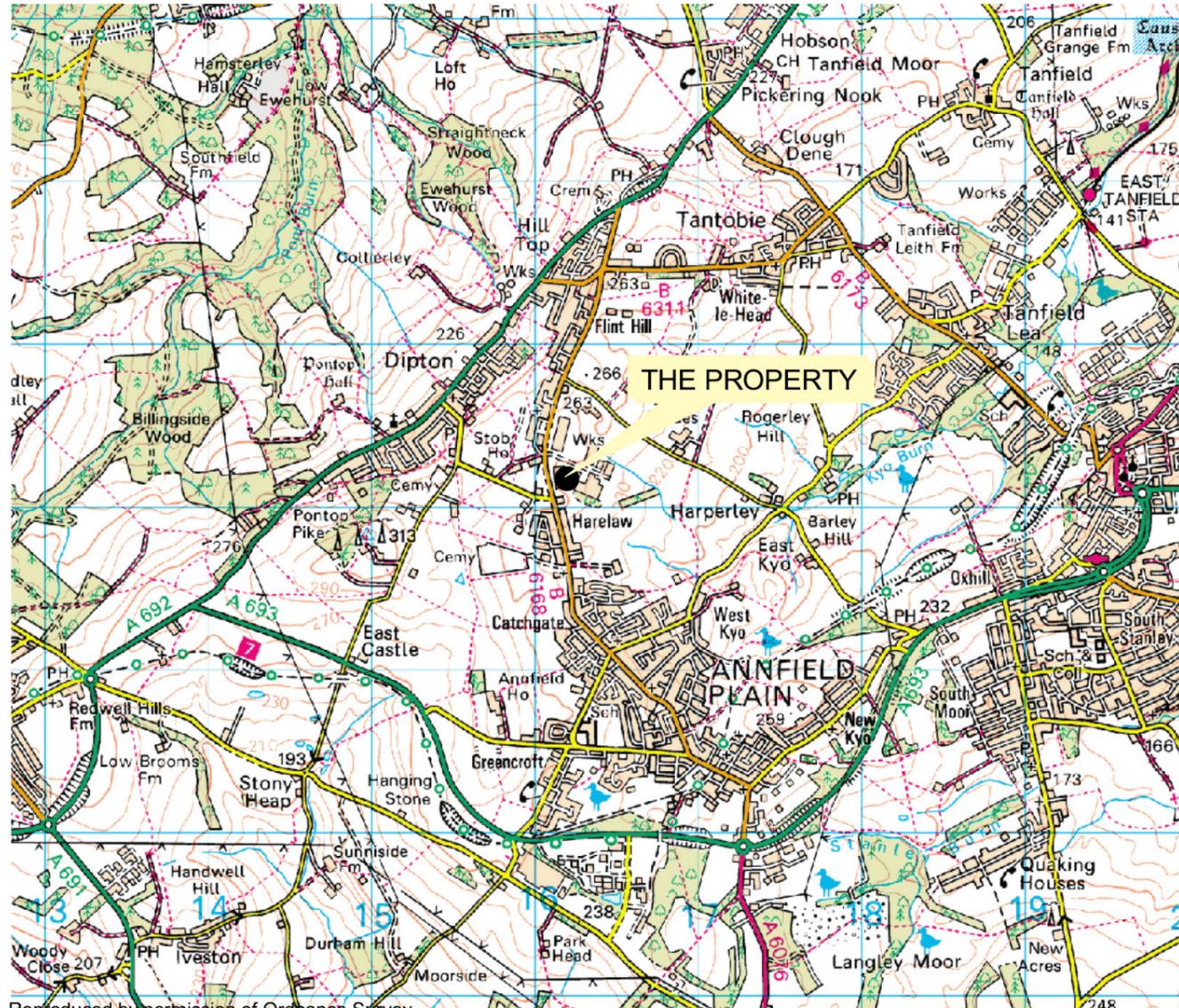


TO LET HARELAW INDUSTRIAL ESTATE STANLEY CO DURHAM DH9 8UJ



Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright. All rights reserved. Licence Number 100044163.

Harelaw Industrial Estate
Stanley, Co Durham

Scale 1:50,000



- GIA - from 98m² (1,050 sq ft) to 2,321.8 m² (24,992 sq ft)
- Flexible terms available
- Rents from £4,200 per annum

Misrepresentation Act 1967:
Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agent it is gives notice that:-
1 These particulars do not constitute any part of an offer or contract.
2 None of the statements contained in these particulars as to the property(s) are to be relied on as statements or representations of fact.
3 Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
4 The vendor(s) or lessor(s) do not make or give and neither Sanderson Weatherall LLP nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property.
5 None of the buildings services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe working order.

Finance Act 1989:
Unless otherwise stated all prices and rents are quoted exclusive of VAT

Property Misdescriptions Act 1991
Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

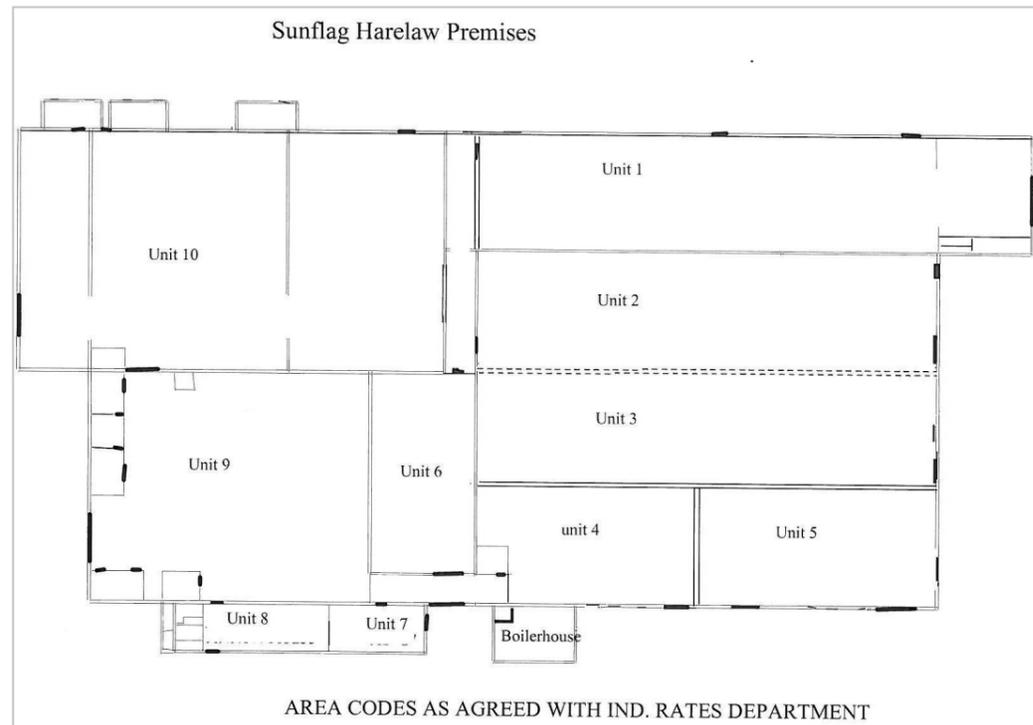
Sanderson Weatherall LLP
Registered in England company number OC 344 770
Registered Office 25 Wellington Street Leeds LS1 4WG

22-24 Grey Street Newcastle upon Tyne NE1 6AD **0191 261 2681** Fax 0191 261 4761 www.sw.co.uk

LEEDS LONDON NEWCASTLE MANCHESTER TEESSIDE

Chartered surveyors and property consultants

Note: For conditions under which particulars are issued see over



LOCATION

The site and premises are located in Harelaw Industrial Estate, Stanley, Co Durham.

Positioned next to the B6168, it offers access onto the A692 at Dipton, which in turn meets the A1(M), 10 miles East, giving excellent communication links both North and South.

The surrounding area mainly consists of a mixture of both commercial and residential. The exact location of the site can be seen on the attached location plan.

DESCRIPTION

The premises comprise of various production areas warehousing and office accommodation. Previously used as part manufacturing and warehouse facilities it is understood that the premises have provisionally been divided into various bays and units available for sub division.

The main structure is of steel portal frame design with brick elevations and cladding to roof over. The accommodation is to a basic standard offering concrete floor throughout with vehicular access to most units via a combination of double timber doors and upgraded security roller shutters (manual and automatic). Internally the various units have an effective eaves height ranging from 5.2m up to 7.59m in the modern extension.

Various offices and storage accommodation are annexed and linked to the main warehouse and production area, however the main two storey office accommodation with adjacent single storey is located to the front of the building.

The site is generally open and benefits from a corner position at the front of the estate.

ACCOMMODATION

The units available approximately comprise of the following areas (GIA):

Unit	m ²	Sq ft
Unit 1	1,083.90	11,667
Unit 2	910.70	9,802
Unit 3	901.10	9,700
Unit 4	580.10	6,244
Unit 5	420.40	4,525
Unit 6	421.80	5,540
Unit 7	97.60	1,050
Units 8 & 9	1,222.40	13,158
Unit 10	1,758.20	19,216

Please note that units can be combined to provider larger areas as well as offering the flexibility of further sub-division.

SERVICES

It was noted that all services were connected to the premises including mains electricity, gas, water coupled with the benefit of mains drainage and sewerage system. Heating to the main production area is via oil fired overhead blowers.

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

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 (2010/11)	Rent (per annum)
Unit 1	£16,250	£6,727	£20,000
Unit 2	TBC	TBC	Let
Unit 3	TBC	TBC	Let
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 rates payable are £13,972.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this matter

VIEWING

By prior appointment with the Commercial Department of Sanderson Weatherall, contact:

Richard Scott
Tel: 0191 269 0154
e-mail: richard.scott@sw.co.uk

www.sw.co.uk

RP/RS/CA4409
UPDATED August 2012