

TO LET

UNIT H, ST ANDREWS ROAD, TANFIELD LEA
SOUTH INDUSTRIAL ESTATE, DH9 9XA



INDUSTRIAL/WAREHOUSE UNIT

7,724 ft² (717.57 m²)

- Available now
- Secure external yard space
- Minimum eaves height of 6.18m to the haunch
- Office and amenity space
- 3 tonne travelling crane

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Location

The unit is well located on Tanfield Lea South Industrial Estate which provides good quality industrial space that remains popular with local occupiers. In addition, the central location provides easy access to the nearby A693, A6076 and A1(M), therefore providing easy access to the North East and UK.

Description

The property is a semi-detached unit of steel portal frame construction with profile sheet cladding to the elevations and roof which contains circa 10% skylights.

Internally there is concrete flooring, gas blower heater and high bay sodium lighting in the warehouse area, along with a three-tonne travelling crane. Minimum eaves height is 6.18m to the haunch with the maximum rising to 7.81m at the apex.

The property contains an office and amenity block over ground and first floors. The office space is carpeted and benefits from double glazing and fluorescent tube lighting set within a suspended ceiling. The ground floor also contains gents and ladies WCs and a small kitchenette space which is open to the warehouse. A single electric roller shutter door provides access to the warehouse area measuring 4.81m wide by 4.99m high. Externally there is a tarmac yard space to the front of the property which is fenced with palisade fencing and gated to provide additional security.

Accommodation

The property comprises the following gross internal areas.

Unit H	M ²	Ft ²
Warehouse	613.39	6,603
Ground Floor Offices	56.70	610
First Floor Offices	47.48	511
Total	717.57	7,724

Quoting Terms

The unit is available by way of a new full repairing and insuring lease at a quoting rent of £31,000 per annum exclusive.

Utilities

We understand the property is connected to mains services however we recommend interested parties make their own enquiries in this regard.

Rateable Value

Please contact the relevant local authority.

EPC

The unit has a current rating of E (103).

Legal Costs

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

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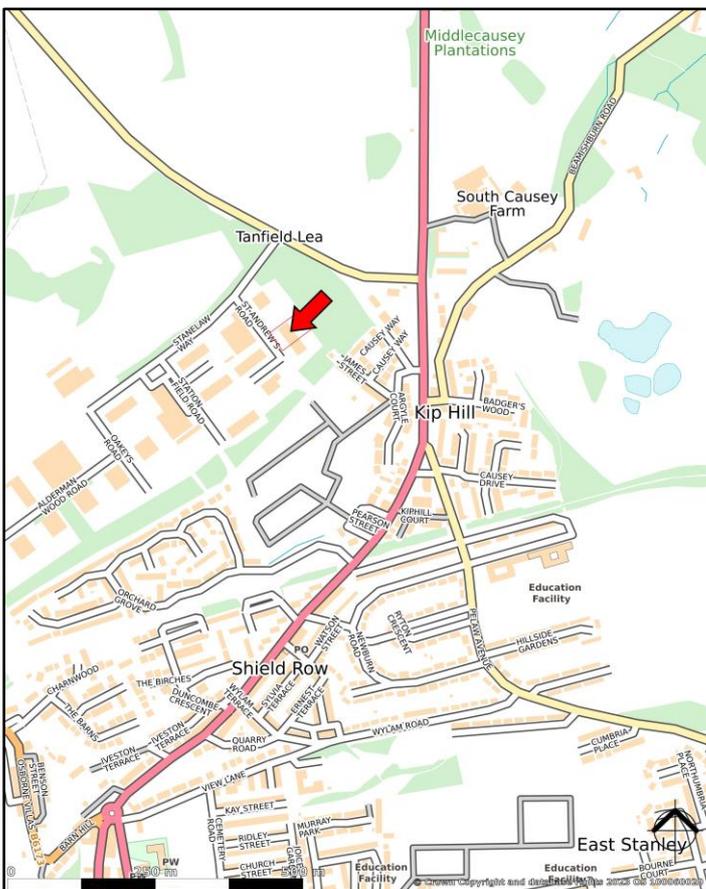
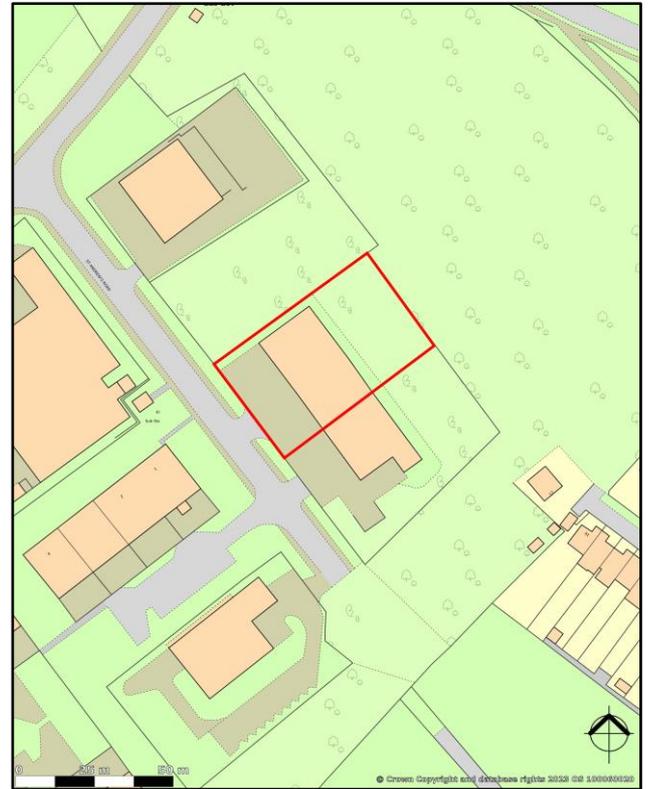
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Code of Practice

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.

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.





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