

to let



The industrial property specialists

YARD / COMPOUND WITH WAREHOUSE HARELAW INDUSTRIAL ESTATE STANLEY CO DURHAM DH9 8UX



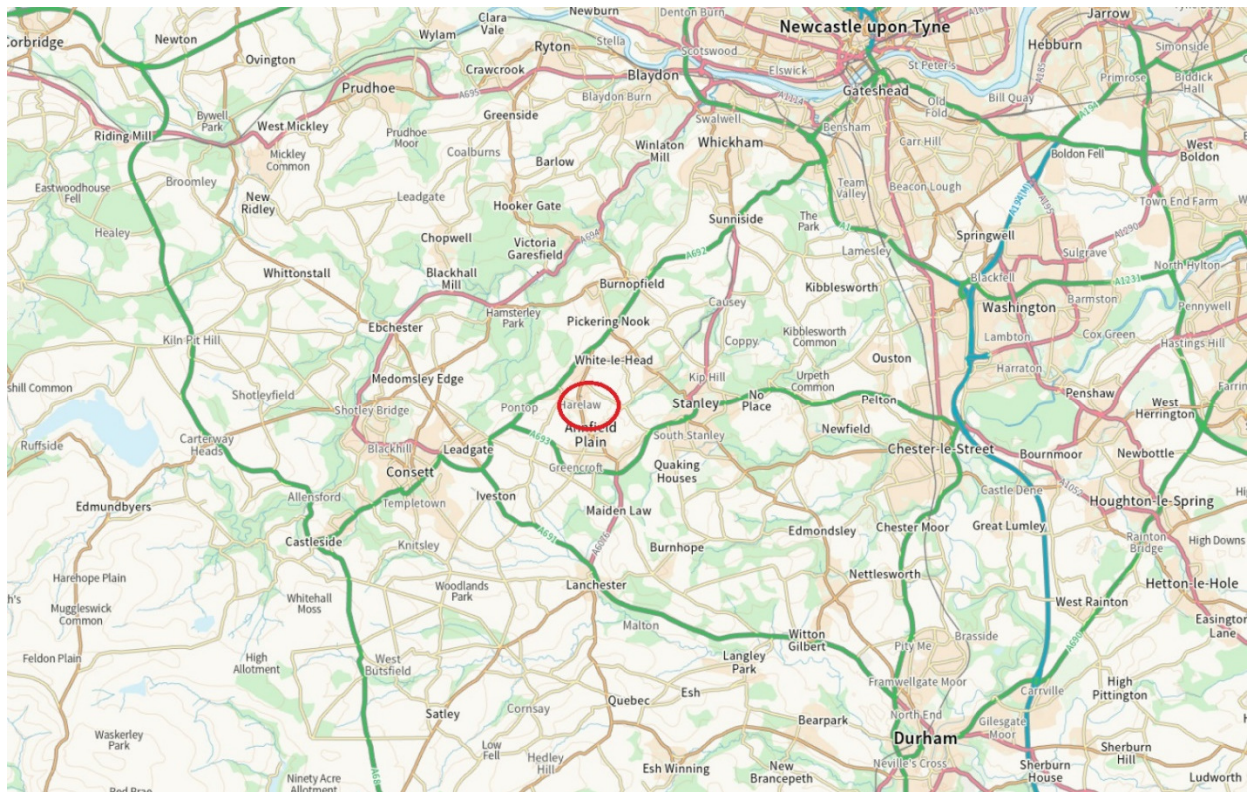
- **LARGE SECURE SELF-CONTAINED YARD / COMPOUND WITH TEMPORARY WORKSHOP UNIT**
- **WORKSHOP - GIA: 1,076.98 M² (11,592 SQ FT)**
- **TOTAL SITE AREA : 1.37 HA (3.17 ACRES OR THEREABOUTS)**
- **TO LET AS ONE OR TWO PARTS – FURTHER DETAILS UPON REQUEST**

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Frew Pain & Partners, Collingwood Buildings,
38 Collingwood St, Newcastle upon Tyne, NE1 1JF



LOCATION

The subject property is located on Harelaw Industrial Estate, Stanley.

Harelaw Industrial Estate offers access via the B6168 (North Road) onto the A692, which in turn meets the A1(M), 10 miles east, providing excellent communication links both North and South. The surrounding area offers mixture of commercial with residential closeby .

Access to this site is from the main estate off North Road via a security barrier or to the side Road within the adjacent Estate road..

The exact location is shown on the attached plan.

DESCRIPTION

The subject sites provides a large level rectangular secure tarmacadam compound / yard with two points of access and egress.

The site also offers a large temporary building with mains electric and small office / stores with vehicular access via six automatic roller shutters (3.1m *5.1m) and an internal effective eaves height of 5.2m (Apex of 8.5m).

There are currently portable site cabins onsite which are connected to the main services. These are to be removed at the end of the current lease (unless the lease contract is renewed).

Access to the site is via the main road through the existing estate and security barrier with communal CCTV. Alternatively, there is an automatic sliding gate access onto the internal adopted Estate Road adjacent.

ACCOMMODATION

From onsite measurements the premises have the following GIA:

Workshop / Stores	1,076.98 m ²
TOTAL GIA:	1,076.98 M² (11,592 SQ FT)

TOTAL SITE AREA : 1.37 HA (3.17 ACRES OR THEREABOUTS)

(The site can be subdivided subject to proposals)

SERVICES

The property benefits from all mains services with the exception of gas.

(It is recommended that all interested parties contact the local service provides to ensure that the services are installed and operational.)

BUSINESS RATES

We understand from informal discussions with the Local Rating Authority, that the premises are to be reassessed upon occupation.

TENURE

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

SERVICE CHARGE

A service charge is payable for the up keep and maintenance of common areas within the Estate.

Exact figures can be provided upon request.

RENT

Our client is seeking rental offers as follows :

Plot 1

Workshop and yard (Circa 1.46 acres) :
£60,000 pa exc

Plot 2

Yard (Circa 1.71 acres) :
£55,000 pa exc

Incentives may be available subject covenant and lease term.

ENERGY PERFORMANCE CERTIFICATE

An EPC can be provided upon request.

VAT

VAT will be chargeable at the prevailing rate.

LEGAL COSTS

The ingoing tenant will be responsible for the landlords' reasonable legal costs in connection with any transaction.

VIEWING

By prior appointment with Frew Pain & Partners, contact:

James E F Pain

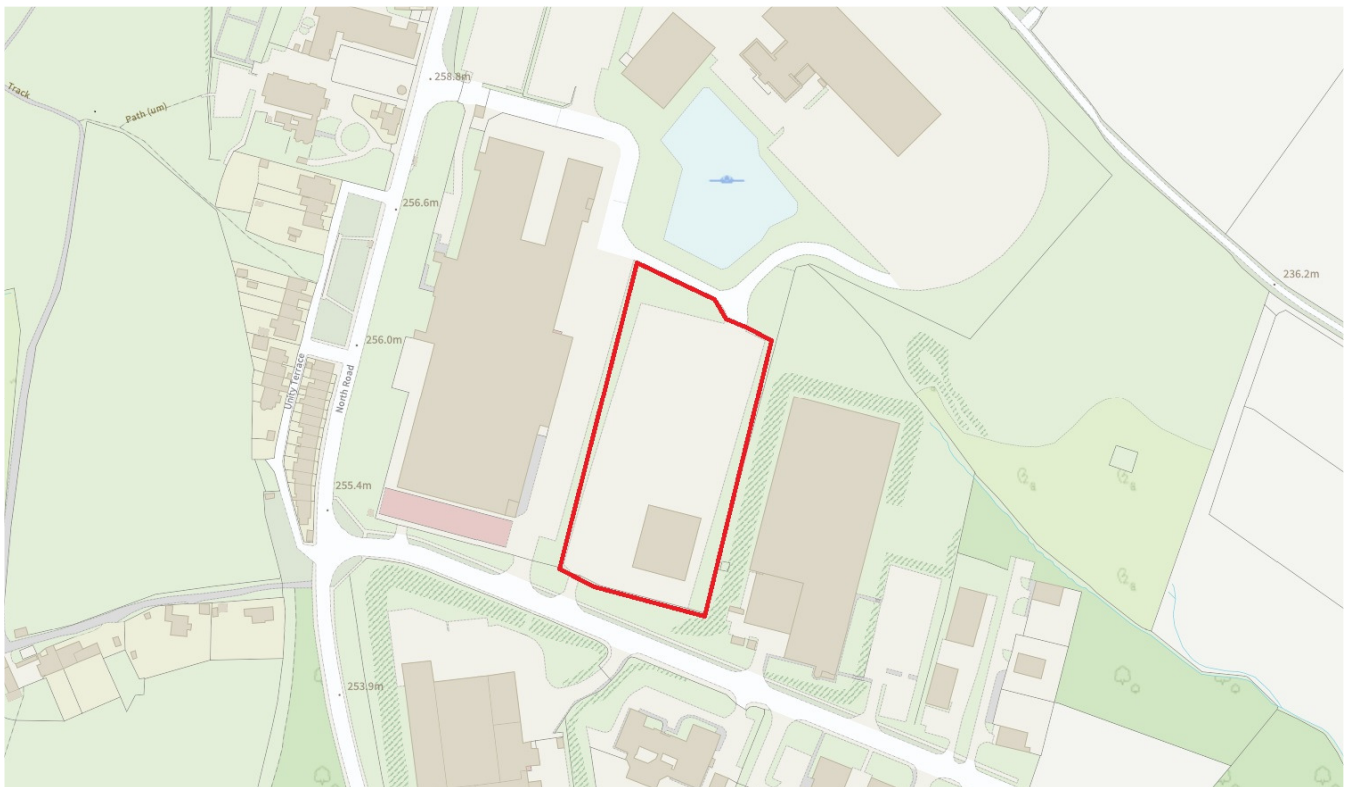
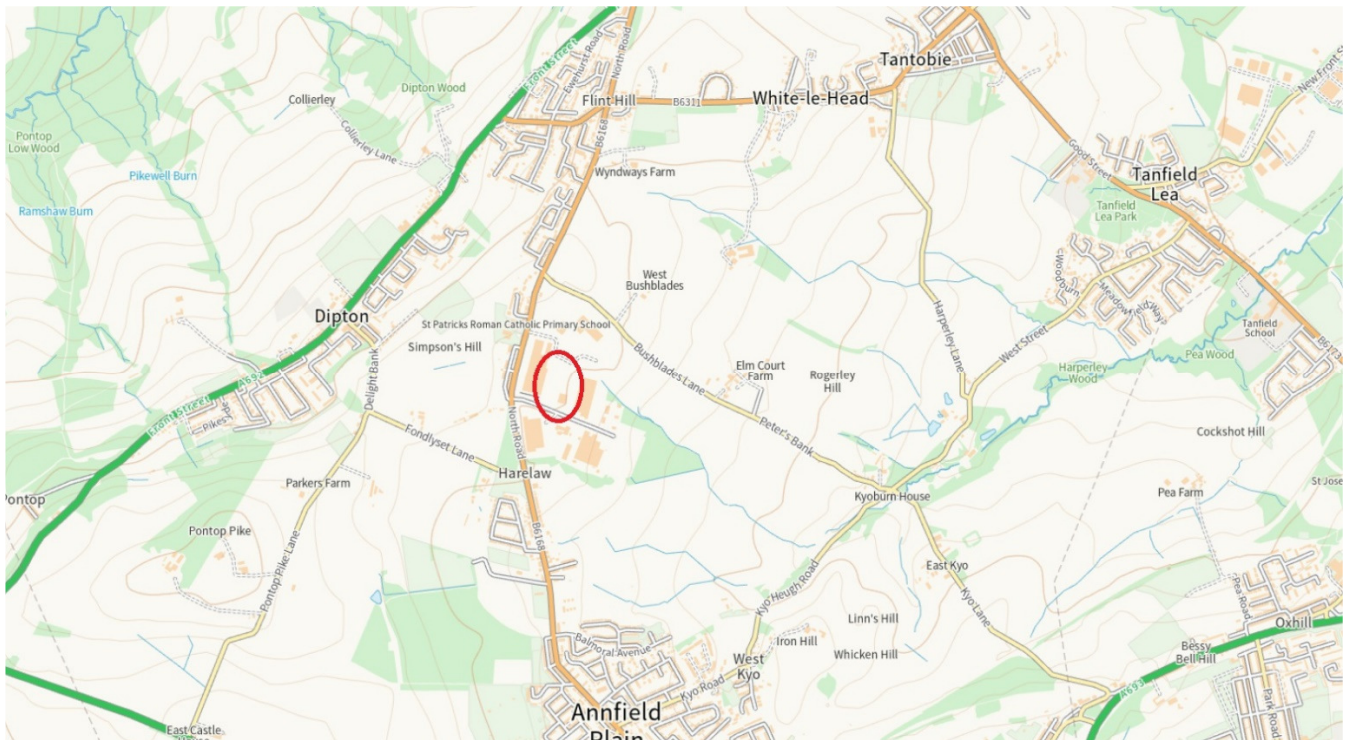
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February 2025





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