

# to let



*The industrial property specialists*

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



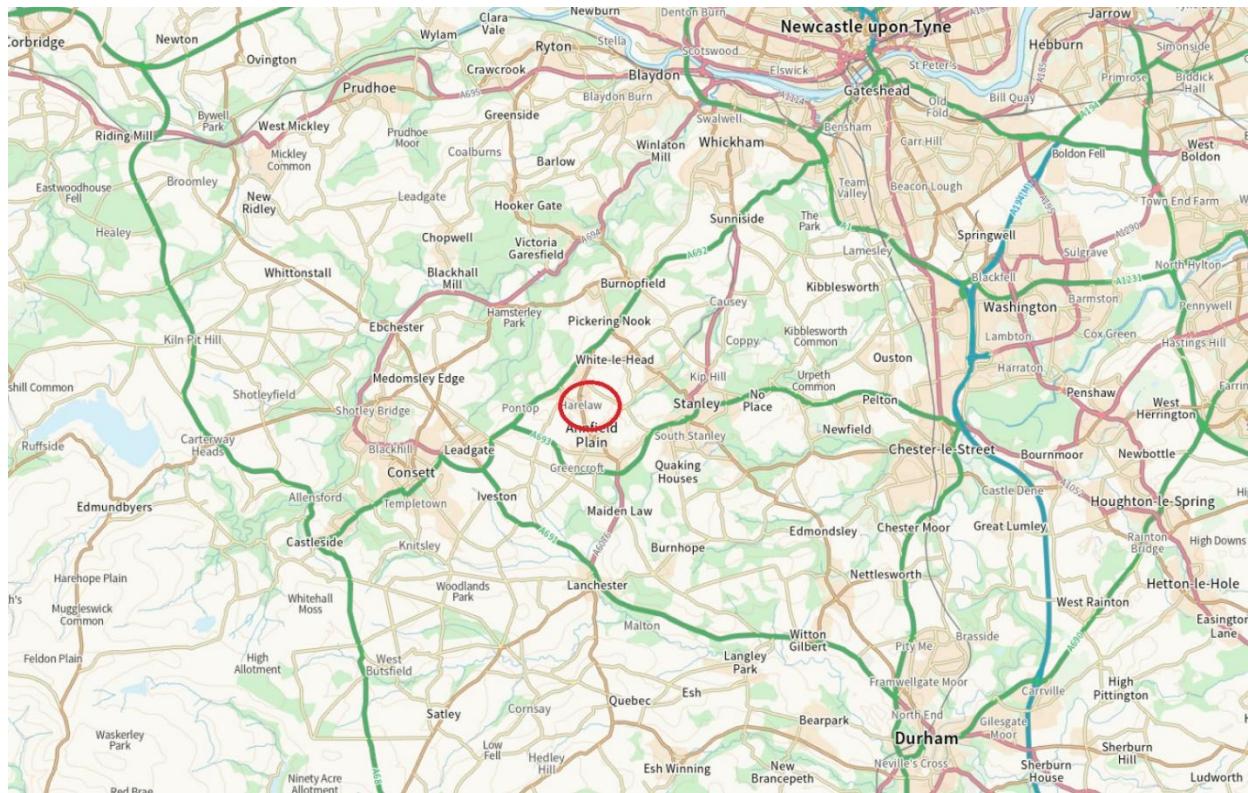
- **LARGE SECURE SELF-CONTAINED TARMAC YARD / COMPOUND**
- **TOTAL SITE AREA : 0.56 HA (1.38 ACRES OR THEREABOUTS)**
- **SUITABLE FOR VARIETY OF USES , SUBJECT TO USUAL PLANNING PERMISSIONS**
- **RENT : £55,000 PA EXC**

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## 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 site provides a large level rectangular secure tarmacadam compound / yard with single point of access & egress.

The access is shared with one other party. (Cross hatched yellow on adjacent plan).

The landlord will provide mains water and electric supply to the site.

Access to the site is via an automatic sliding gate onto the internal adopted Estate Road adjacent.

## SITE AREA

From a computerised Mapping system measurements the site has the following Area (Gross) :

### **TOTAL SITE AREA : 0. 56 HA (1.38 ACRES OR THEREABOUTS)**

## SERVICES

The site will benefit from all mains electric and water supply.

(It is recommended that all interested parties contact the local service providers 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 a rental offers as follows :

£55,000 pa exc

Incentives may be available subject covenant and lease term.

## 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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**January 26**

