

**Mileway**

# Birtley Business Centre Birtley

Available to Let  
Office and Warehouse  
950 - 3,975 sq ft ( 88 - 369 sq m )

Secure on-site parking

CCTV

Excellent road links

24-hour access

# Birtley Business Centre

Station Lane Birtley DH3 1QT



## Description

Birtley Business Centre offers a range of offices and industrial spaces in an exceptional location, with excellent road and public transport links and direct access from Newcastle, Gateshead, Durham and Chester-le-Street. The site features secure parking, CCTV and an on-site café. There is a reception area and shared WC facilities

## Location

The centre is exceptionally well located; close to the A1(M) and A167 with excellent public transport service nearby with direct access from Newcastle, Gateshead, Durham and Chester-le-Street.

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

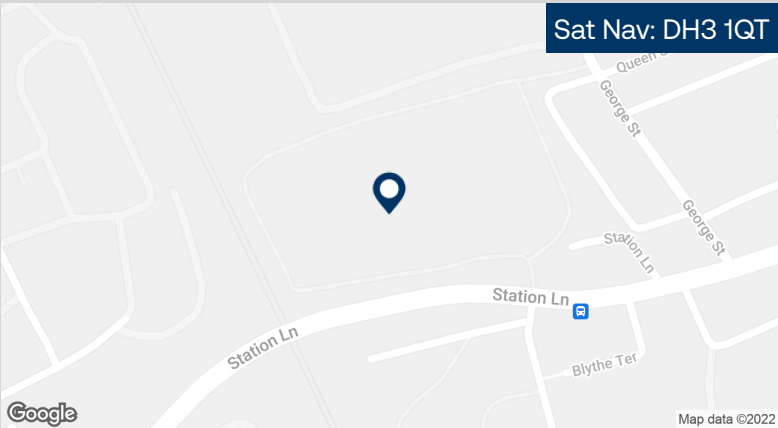
All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

Please contact:

**Mileway**

Edward Harriman  
northeast@mileway.com  
0191 3130440



## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Office 14	Office	950	88	Immediately
Office 15B	Office	980	91	Immediately
Unit 49 & 50	Warehouse	2,045	190	Immediately
Total		3,975	369	

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.