

# Station Lane Industrial Estate

Station Lane Chester-le-Street DH3 1DQ

Warehouse | 11,375 ft<sup>2</sup>



Newly refurbished units



EPC rating B



On-site parking



24-hour access



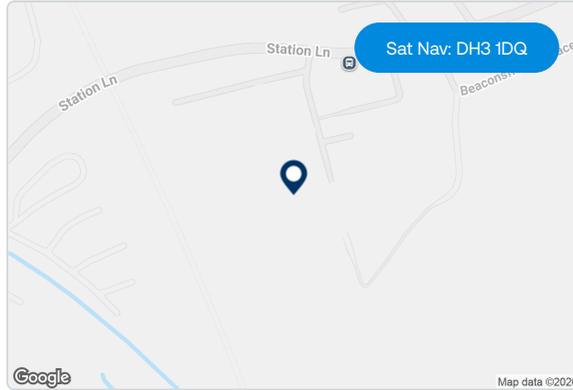
Roller shutter door



Good access to the A1(M)

Available to Let





## Description

The properties comprise detached and semi-detached units of steel portal frame construction which have recently undergone extensive refurbishment to include new roof cladding, lighting, offices and WC facilities.

The offices benefit from LED lighting, wall mounted electric heaters, carpets, data trunking and double-glazed windows. The workshops have painted floors and walls, LED lighting, roller shutter doors and 5 m minimum eaves height. Externally, the properties have parking and loading areas and the site is enclosed by gates and a palisade fence.

## Further information

**EPC B.** **Rent**  
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

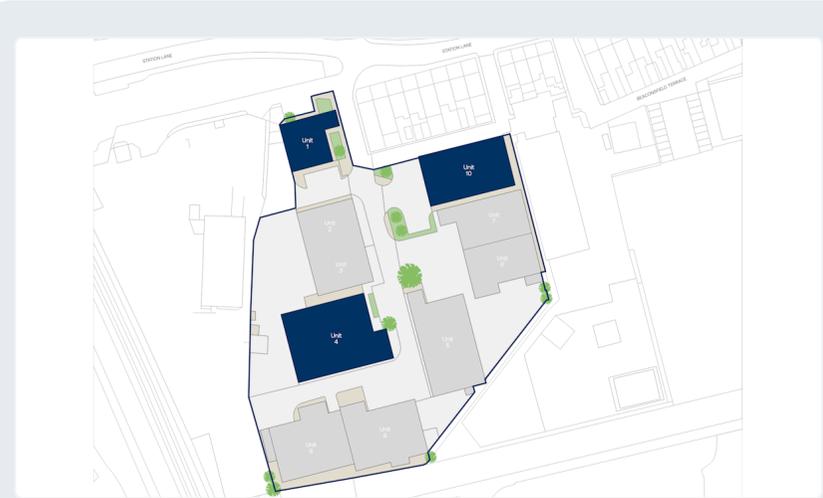
**Terms**  
Available on new full repairing and insuring leases.

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

## Location

The estate lies to the west of Birtley Town Centre with access off Station Lane which connects the A167 Durham Road providing excellent access to the main arterial road network at junctions 63, 64 and 65 of the A1(M).

The properties are a short distance from Newcastle, Gateshead, Sunderland and Durham. Nearby occupiers include Komatsu, Co-Operative, Bestway and Nissan. There are a number of bus routes that serve the area.



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 4	Warehouse	11,375	Immediately	2,005
Total		11,375		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

[Book a viewing](#)

**Edward Harriman**  
Mileway  
northeast@mileway.com  
0191 3130440

**Keith Stewart**  
Naylors Gavin Black  
KStewart@naylorsgavinblack.co.uk  
0191 2327030

**Simon Hill**  
HTA  
simon@htare.co.uk  
0191 245 3010

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.

**Mileway**