

# Birtley Business Centre Industrial

Station Lane Birtley DH3 1QT  
Warehouse | 667 - 2,045 ft<sup>2</sup>



Secure on-site parking



CCTV

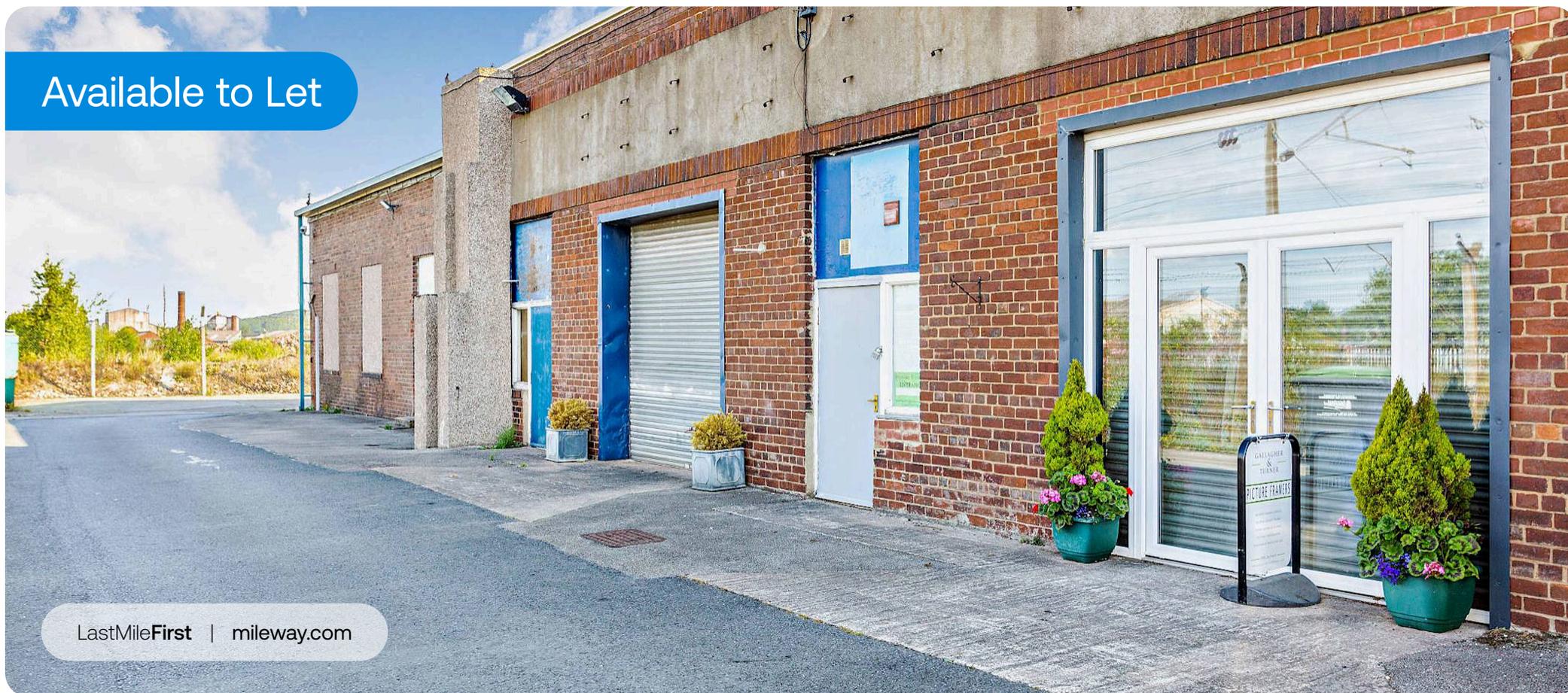


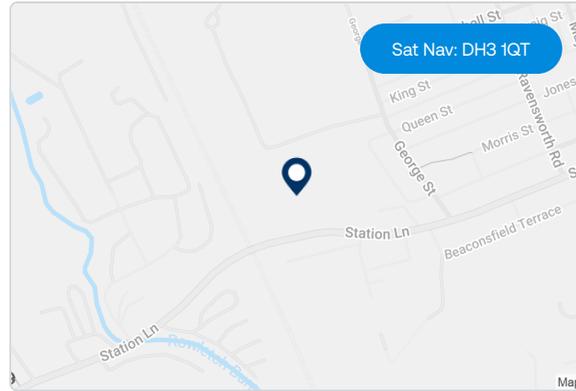
Excellent road links



24-hour access

Available to Let





## 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.

## Further information

**EPC**  
Unit 31: E Unit 36/37: D, Unit 49/50: E, Unit 60: D,  
Unit 64/64: D, Unit 69: D.

**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 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.



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit 31	Warehouse	667	Immediately
Unit 36 & 37	Warehouse	1,528	Immediately
Unit 49 & 50	Warehouse	2,045	Immediately
Unit 60	Warehouse	750	Immediately
Unit 64 & 65	Warehouse	1,688	Immediately
Unit 69	Warehouse	1,456	Immediately
<b>Total</b>		<b>8,134</b>	

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.

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