

Station Lane Industrial Estate

Chester-le-Street DH3 1DQ

Warehouse | 4,006 - 7,778 ft²



Newly refurbished units



EPC rating B



On-site parking



24-hour access



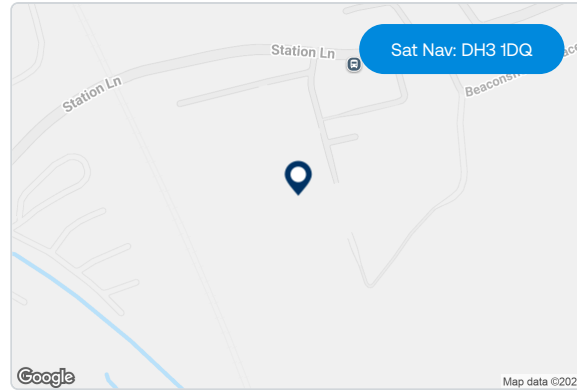
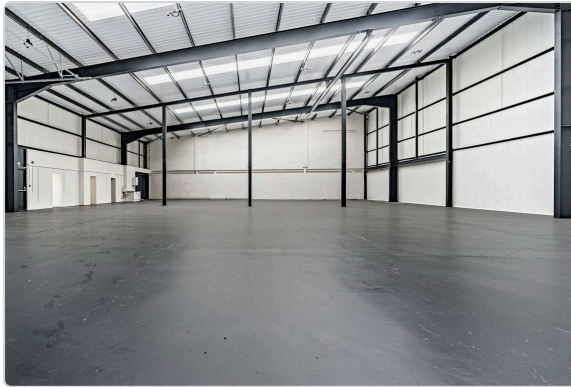
Roller shutter door



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.

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
Unit 1	Warehouse	4,006	Under offer
Unit 10	Warehouse	7,778	Under offer
Total		11,784	

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.

Further information

EPC

Unit 1: D, Unit 10: E

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.

[Book a viewing](#)

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