

**Mileway**

# Birtley Business Centre Industrial Birtley

Available to Let  
Warehouse  
9,200 sq ft

Secure on-site parking

CCTV

Excellent road links

24-hour access



# Birtley Business Centre Industrial

Station Lane Birtley DH3 1QT



## Description

Birtley Business Centre Birtley Business Centre offers a diverse range of office and industrial spaces in a prime location. The centre boasts excellent road and public transport links, providing direct access from Newcastle, Gateshead, Durham, and Chester-le-Street. This makes it an ideal choice for businesses looking for convenience and connectivity. The site features secure parking, ensuring peace of mind for tenants and visitors. Additionally, the presence of CCTV enhances the security of the premises. An on-site café provides a convenient spot for meals and meetings, while the reception area and shared WC facilities add to the overall convenience and comfort.

Unit 75/76 is a spacious 9,200 sq ft area, suitable for a variety of business needs. Whether you're looking to set up an office, a workshop, or an industrial space, this unit offers the flexibility to accommodate different requirements.

## Location

Birtley Business Centre is exceptionally well-located, close to the A1(M) and A167. The excellent public transport services nearby ensure easy access from Newcastle, Gateshead, Durham, and Chester-le-Street. This strategic location makes it an attractive option for businesses seeking a well-connected base.

## EPC

EPC is available upon request.

## Terms

Available on new full repairing and insuring leases.

## VAT

VAT will be payable where applicable.

## Legal Costs

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

## Viewing / Further Information

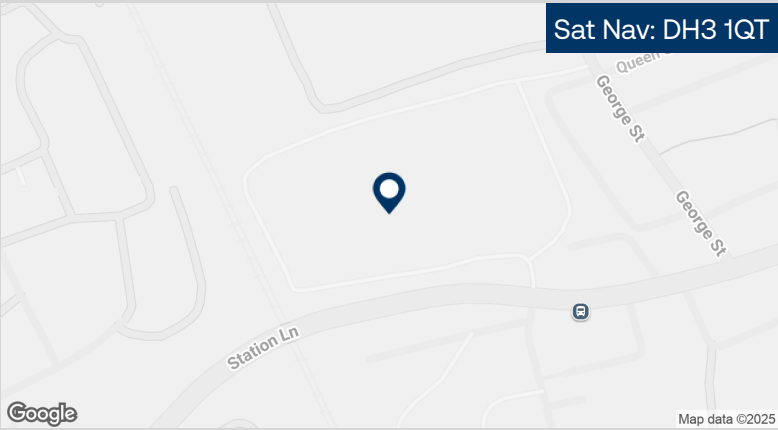
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## Accommodation:

| Unit         | Property Type | Size (sq ft) | Availability |
|--------------|---------------|--------------|--------------|
| Unit 75 & 76 | Warehouse     | 9,200        | Immediately  |
| Total        |               | 9,200        |              |

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