

**Mileway**

# Station Lane Industrial Estate Chester-le-Street

Available to Let  
Warehouse  
4,006 - 24,623 sq ft



Newly refurbished units



EPC rating B



On-site parking



24-hour access



Roller shutter door



Good access to the A1(M)



# Station Lane Industrial Estate

Station Lane Chester-le-Street DH3 1DQ



## 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, toilets and offices.

The offices have 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 eaves heights from 5 metres.

Externally the properties have parking and loading areas and the site is enclosed by gates and a palisade fence.

## Location

The estate is located close to Birtley Town Centre with access off Station Lane via the A167 Durham Road, The location gives excellent access via the main arterial road network to Junctions 63, 64 and 65 of the A1(M), all of which are within one mile of the site.

## 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

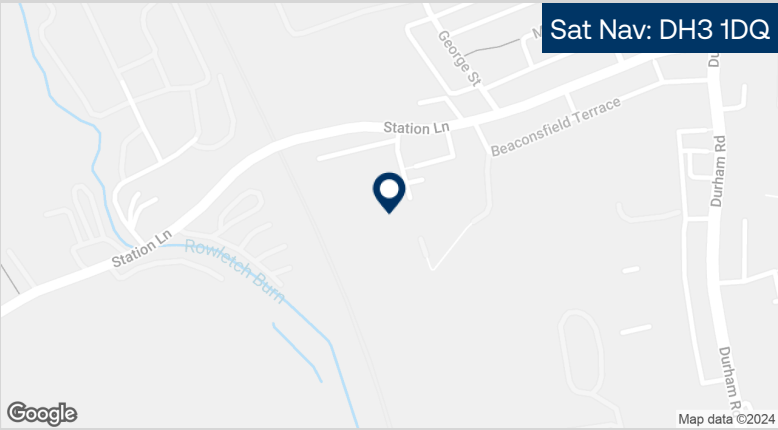
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## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	Rent
Unit 1	Warehouse	4,006	Immediately	£22,035 PCM
Unit 4	Warehouse	11,375	Immediately	
Unit 5	Warehouse	9,242	Under offer	
Total		24,623		