



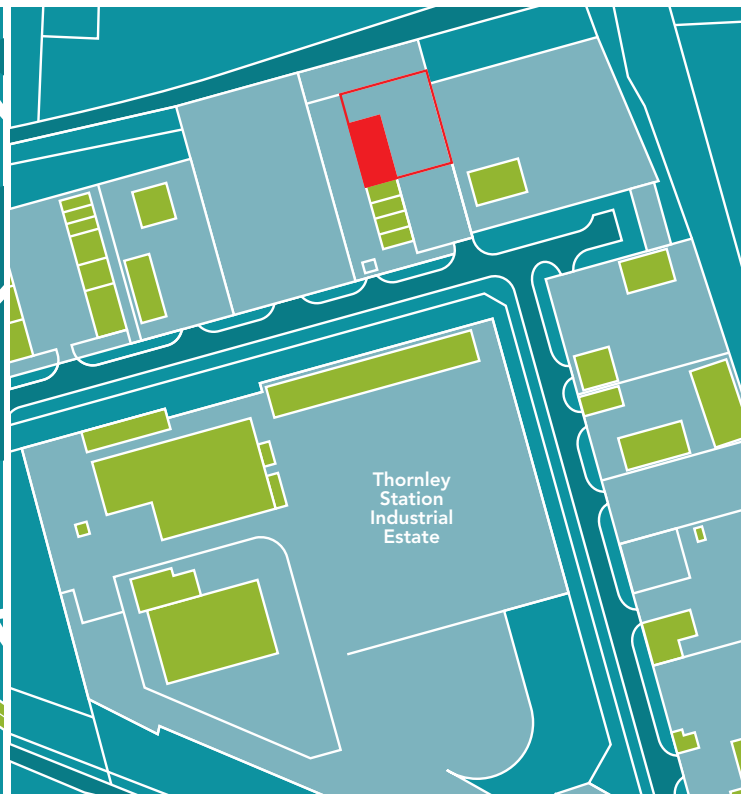
## FOR SALE / TO LET

### Units 5-8 Thornley Station Industrial Estate

Shotton Colliery, County Durham DH6 2QA

**288m<sup>2</sup> (3,100 sq ft) industrial premises with yard**

- > Workshop, light industrial and storage facilities with yard area
- > Close to the A19 which provides excellent access to the region



## SITUATION AND DESCRIPTION

Thornley Station Industrial Estate is situated to the south of Shotton Colliery and south west of Peterlee close to the A19 via the A181 which provides excellent access to the region

The estate consists of 8 units providing workshop, light industrial and storage facilities although may be suitable for alternative uses subject to receipt of the requisite consents.

The premises are of steel framed construction with block and brick infill walls with profile metal sheeting above and to the roof. The premises have been adapted to provide a single unit with office/staff facilities and workshop space with a number of roller shutter doors.

Externally there is a dedicated yard/parking area.

## TERMS

The units are available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

Alternatively premises are available to purchase. Further information is available upon request.

## ACCOMMODATION

We calculate that the premises have a gross internal area of 288m<sup>2</sup> (3100 sq ft).

## BUSINESS RATES

We understand from the VOA website that the premises have a RV £10,000. We recommend that interested parties refer to VOA website or speak with the local Business rates department to establish the precise rates payable.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## EPC

Energy Performance Certificates are available upon request.

## VAT

All figures are quoted exclusive of but will be liable to VAT.

## VIEWING

By appointment with the Sole Agents:

**David Jackson M:** 07597 974 607 **E:** [david@jackson-partners.co.uk](mailto:david@jackson-partners.co.uk)

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