



**FOR SALE    INDUSTRIAL UNIT WITH SECURE YARD**

**UNIT 6, CRAGHEAD INDUSTRIAL ESTATE, STANLEY, COUNTY DURHAM DH9 6HA**



Sanderson  
Weatherall



## Summary

- Industrial Unit with Secure Yard
- Freehold Site
- GIA: 3,320 sq ft (308.41 sq m)
- Site Area: 0.231 Acres (0.093 Hectares)
- Price: £250,000
- Subject to Contract

## The Site

The site extends to approximately 0.231 acres (0.093 ha) and comprises an industrial building with secure yard. The building comprises a detached industrial unit of steel portal frame construction which is currently split into two units.

### Unit 1

Unit 1 comprises a steel portal frame industrial unit with part brick/clad elevations. Internally, the property benefits from a solid concrete floor and suspended strip lighting. The unit offers a minimum eaves height of 4.46m to the haunch rising to 5.54m to the apex. Access is facilitated via two up and over roller shutter doors, each measuring 4.41 meters in height and 4.57 meters in width. The accommodation also features a small office space to the front of the unit.

### Unit 2

Unit 2 is a less modern two storey brick-built unit with up and over roller shutter access for vehicles and can also be accessed from the adjoining unit. The building is currently split into two separate units with the smaller unit to the rear benefitting from an office area and WC facilities. The larger unit to the front is currently functioning as a storage area and second floor is currently used as storage space in addition.

The units are equipped with 3-phase electricity throughout. Externally the site is gated and benefits from a secure steel palisade fence surrounding the site.





## Location

Craghead Industrial Estate sits on the outskirts of Stanley, offering strong transport links. Other major towns in close proximity include Consett, Chester le Street and Lanchester.

Stanley is conveniently situated just approximately 9 miles north of Durham and 10 miles south of Newcastle upon Tyne. While directly adjacent to the A1(M) which is the region's major motorway providing excellent access north and south.

Other occupiers within Craghead Industrial Estate include L & B Travel, Johnsons Vauxhall Breakers, MD Shotblasting and Durham Artstone.

## Accommodation

Following a measured survey, the property benefits from the following Gross Internal Areas:

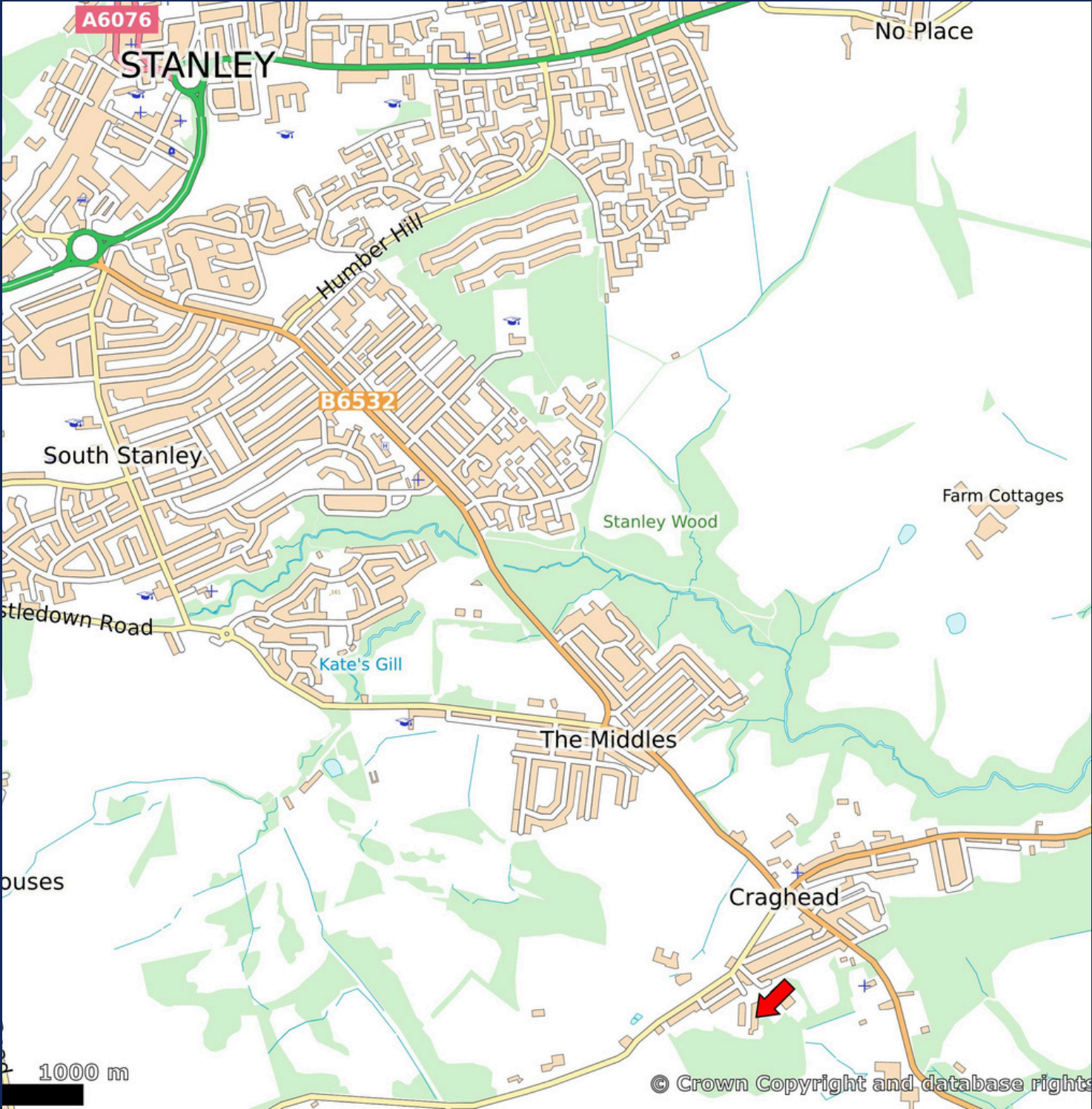
Description	sq m	sq ft
GIA	308.41	3,320

## Asking Price

We are instructed to seek offers in the region of £250,000 for the benefit of our client's Freehold interest.

## Tenure

The property is held Freehold.





## Business Rates

Interested parties are advised to make their own investigations with the Local Rating Authority (Durham County Council).

## Energy Performance Certificate (EPC)

An EPC is being commissioned and will be available for inspection shortly.

## Services

We understand that the property has all mains services connected to the premises, however, interested parties should carry out their own investigations with regards to this matter.

## Anti Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source and funding will be required from the successful purchaser.

## VAT

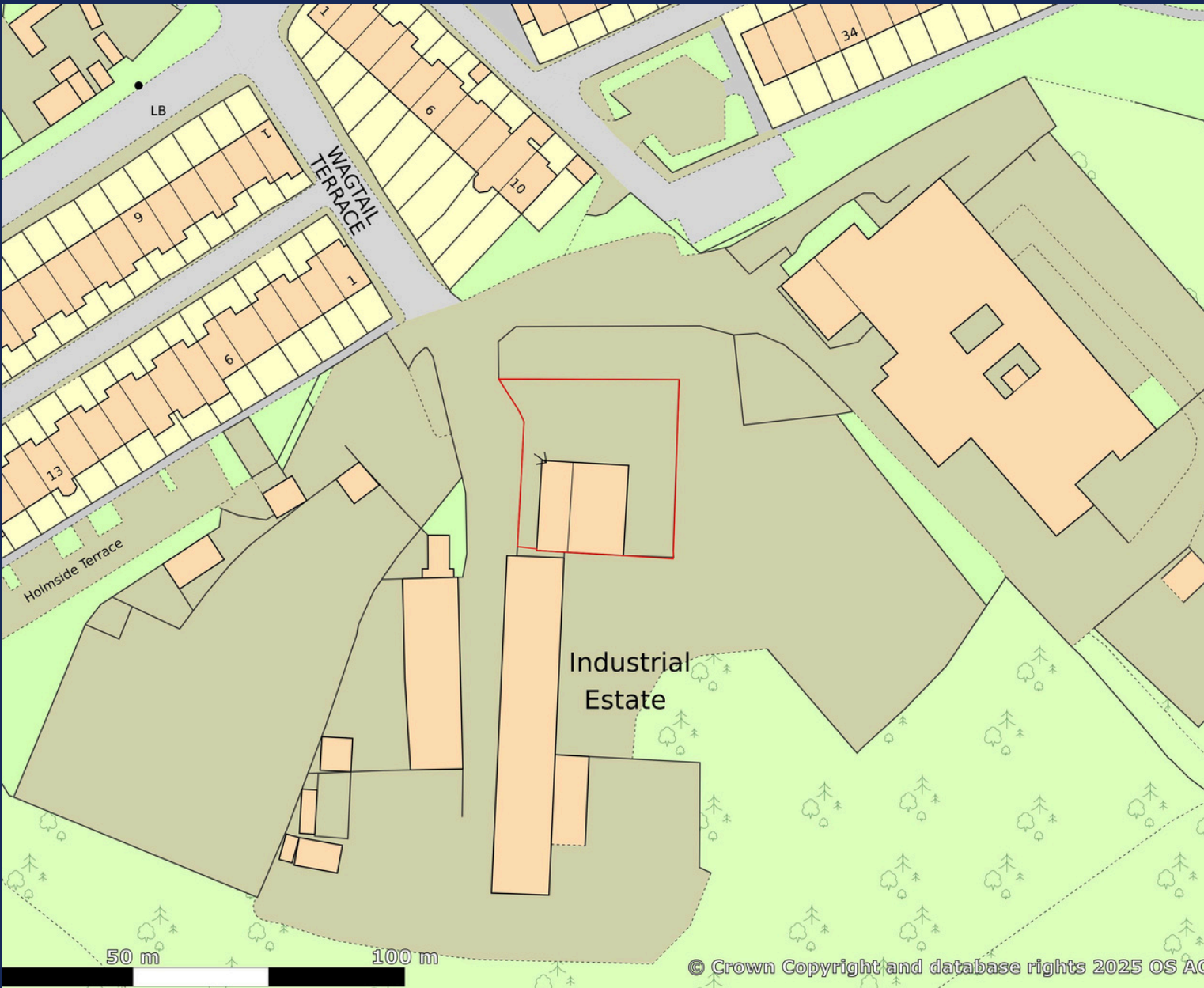
All figures quoted are deemed exclusive of VAT where chargeable.

## Legal Costs

Each party to bear their own legal costs incurred in relation to the transaction of the property with any VAT thereon.







# Contact

For further information or to arrange a viewing please contact the sole agents:

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