

TO LET

Allens West

Durham Lane Eaglescliffe Stockton on Tees



A variety of Warehouse/Office Space from 500-90,000 sq ft.
FLEXIBLE IMMEDIATE SECURE

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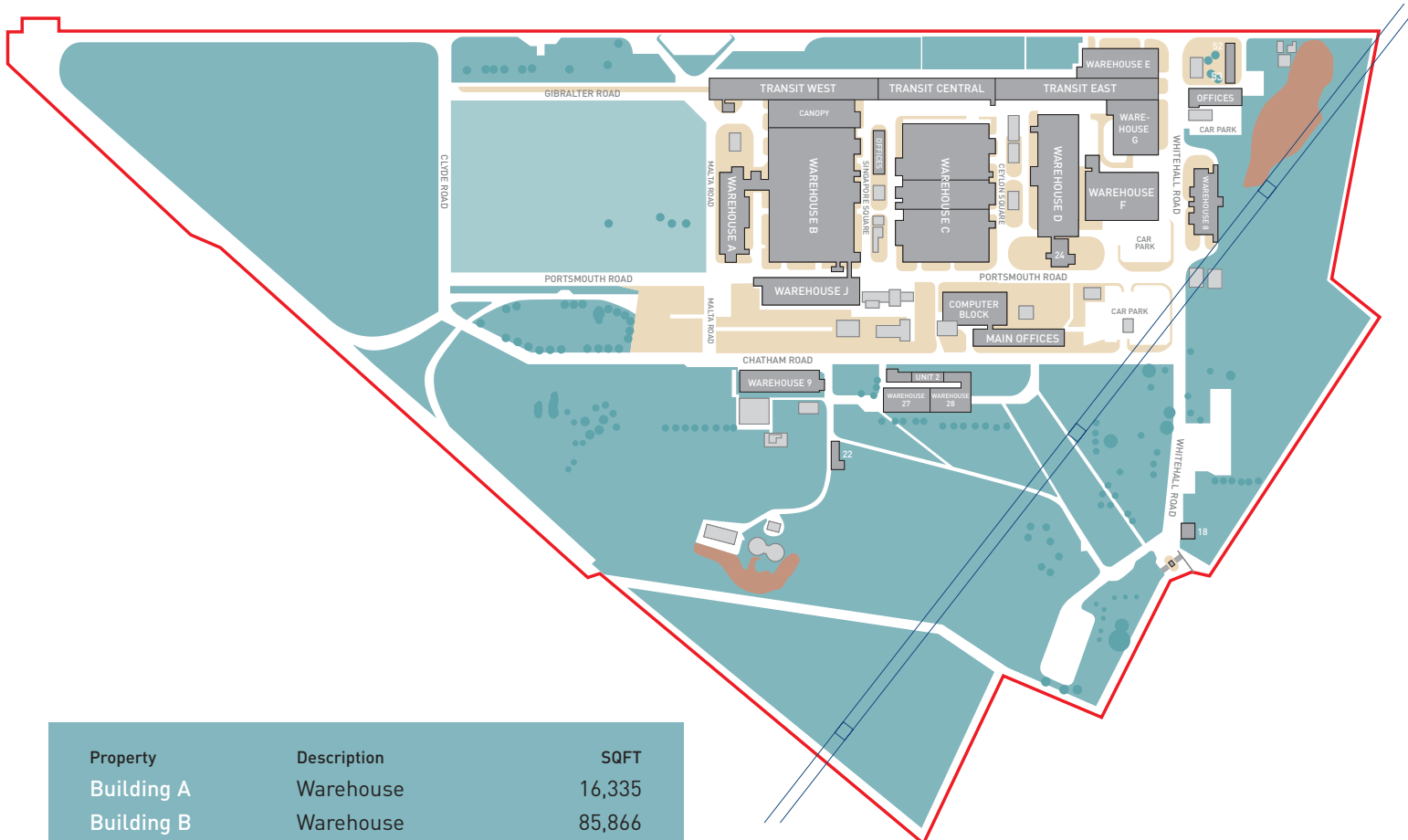
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Description

Allens West offers commercial accommodation over approximately 45.7 hectares (112 acres) of land. The location of this site, on the South West edge of the Teesside conurbation is ideally placed for accessing major commuter routes along the A19 and A1(M). Teesside International Airport is approximately 3 miles to the West.

Commercial warehouse and office accommodation is available at highly competitive rates with space ranging from 500 sq ft upwards. Please contact Sanderson Weatherall or Knight Frank for more details.



Property	Description	SQFT
Building A	Warehouse	16,335
Building B	Warehouse	85,866
Building C	Warehouse	87,923
Canopy	Canopy	13,176
Building D	Warehouse	38,458
Transit West	Warehouse	30,758
Transit Central	Warehouse	23,945
Transit East	Warehouse	19,316
Building E	Warehouse	15,458
Building G	Warehouse	17,117
Building F	Warehouse	23,700
Building J	Document Store	16,554
Building 7	Offices & Premises with ancillary workshop	5,847

Property	Description	SQFT
Building 8	Warehouse	11,040
Building 9	Warehouse	12,359
Building 27	Garage & Store	21,070
Building 24	Warehouse	4,503
Building 44	Warehouse	2,102
Building 52/53	(Bungalows) Offices	2,151
Building 22	Warehouse	767
Administration Building	Offices	27,168
Computer Building	Offices	19,979
Building 18	Security Gatehouse	1,476

Service Charge

Full service provided, recovered by way of a service charge.

Lease Terms

Premises are available by way of a new effective full repairing and insuring lease for term of years to be agreed. Further details available upon request.

Costs

Each party to bear its own legal and surveying costs.

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1. These particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these particulars as to the property(s) are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Sanderson Weatherall Limited nor Knight Frank LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to the property. 5. None of the buildings, services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe and working order.

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