



**Charlaw Lane  
Industrial Estate**  
Sacriston, County Durham  
DH7 6AN

For further information or to  
arrange a viewing of the  
property contact:

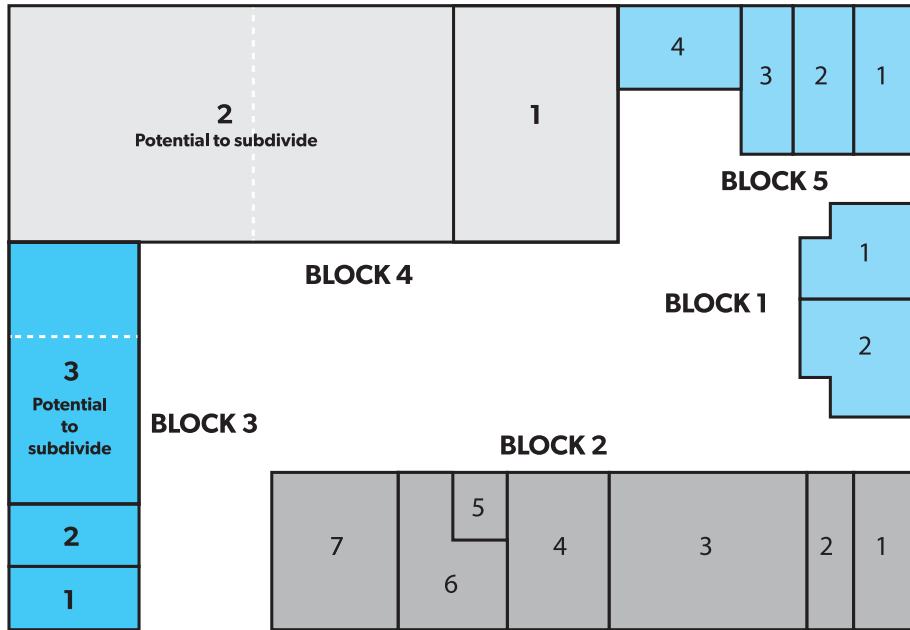
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# INDUSTRIAL UNITS

Units from 88 sq m (950 sq ft) upwards

## FOR SALE OR TO LET





**Charlaw Lane  
Industrial Estate**  
Sacriston, County  
Durham  
DH7 6AN



#### Location

Sacriston is in County Durham situated approximately 3 miles north west of Durham City Centre, 16 miles south west of Sunderland and 5 miles south west of Chester le Street. It enjoys good communication links, being situated on the BD632 linking with the AD90 approximately 2 miles south which in turn provides direct access to Durham City Centre and the A1 (M1).

#### Description

Previously used as a local authority depot the site is currently undergoing extensive refurbishment to provide a range of industrial and storage units that can be subdivided to meet specific requirements.

#### Rates

The units will require reassessment upon completion of works.

#### Tenure

The units are available to purchase on a freehold basis or alternatively to let on terms to be agreed.

#### VAT

VAT is payable.

#### Legal Costs

Each party to bear their own legal costs.

**Misrepresentation Act:** These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in particulars and must satisfy themselves as to their accuracy by their own investigation before entering into any contract. Nov 2015.

For further information or to arrange an inspection of the property contact:

**Karen Archer • karen@prospectstates.com • 07775 020 900 • 01943 850 000**

Owned by:

