



To Let / May Sell
1,193.65m² (12,848ft²)

Bowman House
Oakeys Road, Tanfield Lea South
DH9 9XW

- Detached modern industrial / hybrid unit
- 48% office content
- Secure fenced service yard and car park
- 5.1m minimum eaves height up to 7.7m apex
- Feature glazed entrance and stairwell

SUBJECT TO CONTRACT

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Location

Bowman House is located on Oakeys Road within Tanfield Lea Industrial Estate South with access from Causey Road which links into the A693. The A693 provides easy access to the A1(M) approximately six miles to the east at Junction 63.

Description

The property comprises a modern detached industrial/warehouse unit of steel portal frame construction to an eave's height of approximately 5.1 meters to underside of haunch and 7.7m to the apex. Elevations are a combination of brick and block work with composite panel cladding to the elevations. The roof is of profile sheet cladding construction incorporating translucent roof lights.

There is a two-story office block to the southwestern elevation providing WC, kitchen, good quality open plan and cellular offices and showroom heated via a gas fired boiler to radiators.



Photo July 2023

Accommodation

	sq m	sq ft
Warehouse	626.10	6,739
G/F Offices & Atrium	267.08	2,875
F/F Offices	300.47	3,234
TOTAL GIA	1,193.65	12,848

Terms

The property is available to let by of a new lease for a term to be agreed at a rent of **£83,500 pa.**

Consideration will be given to a freehold sale. Price on application.

Business Rates

According to the Valuation Office Agency website the property has a Rateable Value of £41,000. Interested parties speak to the Local Rating Authority to confirm the rates payable.

Services

We understand that the property is connected to all mains services including 3 phase power. There is an operational CCTV system throughout.

VAT

All figures quoted are exclusive of VAT which may apply.

Energy Performance Certificate (EPC)

The property has an EPC rating of D(76). A copy is available on request.

Anti-Money Laundering

Under current UK regulations we are obliged to confirm the identity of all parties in an agency transaction. You may therefore be asked to provide appropriate documentation to enable us to complete a simple online identity verification.

Viewing

Via Sole Agents HTA Real Estate

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