

**To Let**

**LET**

## **O'Brien Business Park**

Durham Road, Birtley, Chester-le-Street, DH3 2TB

 **naylors**

# To Let

## Secure Compound Site

1 acre – 7.5 acres

- Available now
- Plots available from 1 acre to 7.5 acres
- Excellent location close to the A1
- Secure site with manned security



### Location

The site is located within O'Brien Business Park just off Durham Road in Birtley and immediately adjacent to Motorpoint Birtley. The location is excellent, being within a short distance of the A1(M) which provides connectivity to the north and the south of the region and beyond. Notable nearby occupiers include Komatsu and Dobbies Garden Centre.

### Description

The site forms of a broadly level secure compound space expanding to circa 8.5 acres which is laid with compacted road planings. The site is secure, being set within the perimeter of O'Brien Business Park, which benefits from 24-hour manned security and gated access. Plots are available from 1 acre up to 7.5 acres and will be suitable for a multitude of storage uses.

### Accommodation

We have measured the site electronically and advise that it extends to circa 8.5 acres.

### Quoting Terms

Plots are available by way of new FRI leases for a term of years to be agreed.

### Quoting Rent

£40,000 per acre per annum exclusive.

### Service Charge

A service charge is in place to cover the costs of maintenance of communal areas and security provision along with an additional charge for on site drainage which is maintained by the landlord.

### Energy Performance Certificate

None required.

### Legal Costs

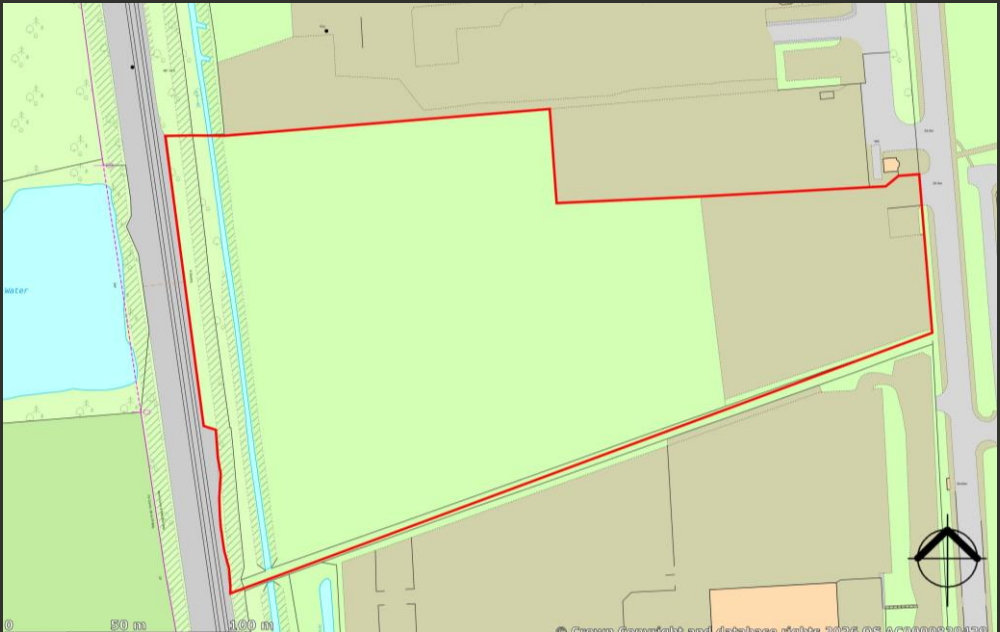
Each party to be responsible for their own legal costs incurred in this transaction.

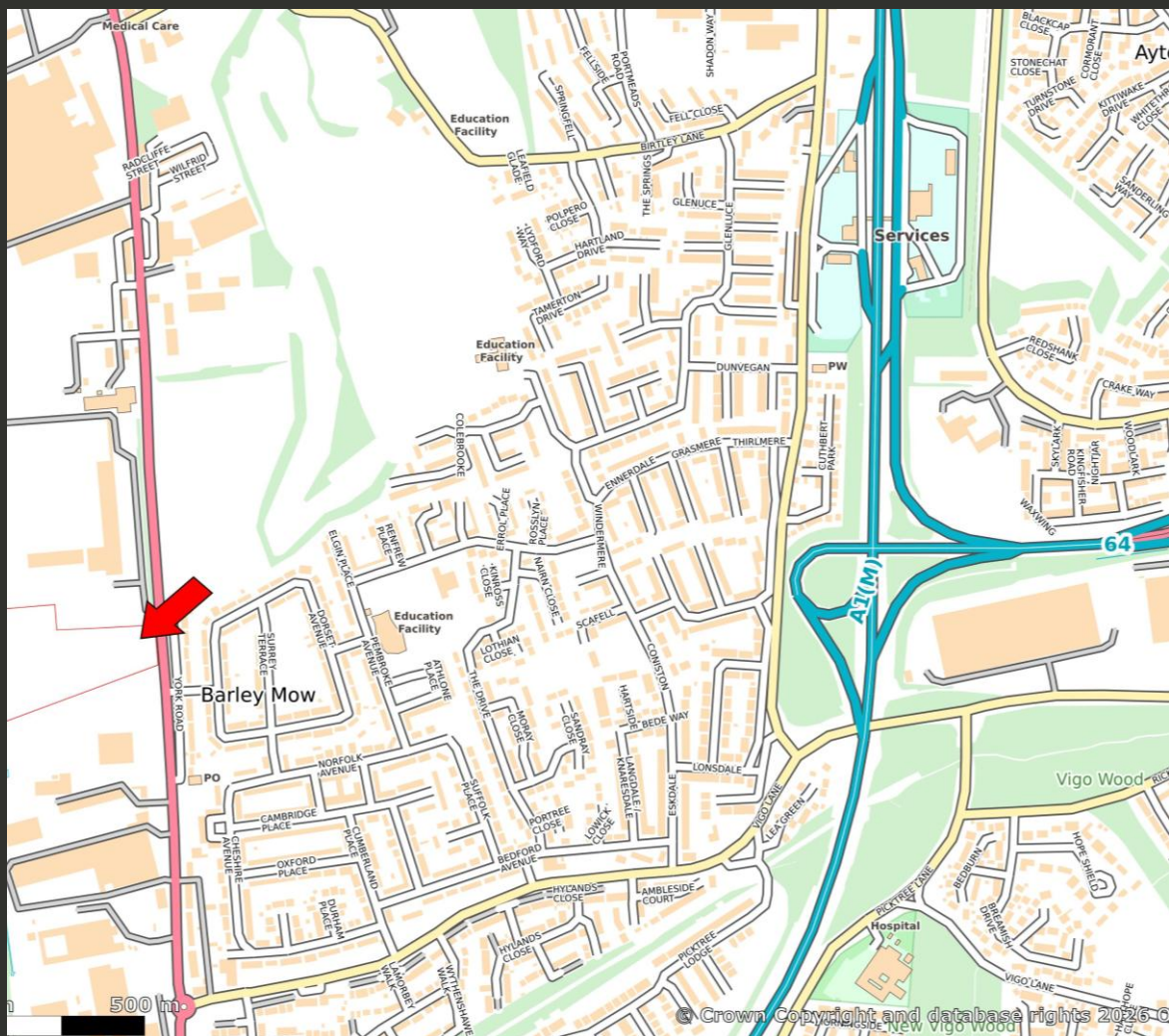
### VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

### Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant(s).





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