

1A BLACKHALL COLLIERY INDUSTRIAL ESTATE

5 HACKWORTH ROAD, HARTLEPOOL, TS27 4EL

INDUSTRIAL/TRADE UNIT

288.83 SQ M (3,109 SQ FT)



**LIGHT INDUSTRIAL UNIT
TO LET - £1,425 PCM**

Bradley Hall

DESCRIPTION

The accommodation across all units is configured to offer clear, open-plan space to the front, with solid flooring, LED lighting and roller shutter access. Within each industrial unit, there is a separate storage area, staff kitchenette, and WC facilities. The premises benefit from service access, providing ease of deliveries or secondary customer entry where required.

Internally, the layout offers flexibility for a range of fit-outs, with potential for partitioning or reconfiguration depending on the occupier’s needs.

KEY SPECIFICATION

- Modern Industrial unit of steel portal frame construction with solid floors, LED lighting, and secure palisade fencing.
- Situated on Blackhall Colliery Industrial Estate with convenient access to the A19 and surrounding towns.
- Available car parking spaces with 4EV chargers. Space to build additional units.

USE

The property presents well and is suited to a variety of Class E and B8 uses.

EPC RATING

B (46)



Part	Floor	SIZE (SQ M)	SIZE (SQ FT)
1A	Ground	288.83	3,109

LOCATION

The property is located on the established Blackhall Colliery Industrial Estate, positioned just off Hackworth Road and only a short distance from the A19. This strategic position provides excellent access to key regional destinations such as Hartlepool, Sunderland, and Middlesbrough, making it well placed for businesses operating across the Northeast. The estate is a recognised industrial hub, home to a range of local and regional occupiers, and benefits from reliable transport links that support efficient logistics, trade, and distribution activity. Its convenient road connections, combined with the area's strong commercial presence, create a practical and well-connected setting for a variety of industrial and business uses.



TERMS

The property is available to let at a rent of £17,100 per annum.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

RATING

Rates to be assessed.

VIEWING

Please contact this office for a convenient appointment to view or for further information regarding the premises

ANTI MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

CONTACT

BENJAMIN RIDDLE

+44 (0) 1642 265300

Benjamin.riddle@bradleyhall.co.uk

JOSEPH I'ANSON

+44 (0) 1642 265300

Joseph.ianson@bradleyhall.co.uk

Bradley Hall



IMPORTANT NOTICE

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that **1)** the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. **2)** all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them **3)** no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor **4)** no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. Registered in England No. 07236458 **5)** All details are provided Subject to Contract

0191 232 8080 | Newcastle@bradleyhall.co.uk | www.bradleyhall.co.uk | 33-39 Grey Street, Newcastle, NE1 6EE