

On the instructions of the Joint Administrators of Clayton Glass Limited

For Sale

Long Leasehold Industrial Facility

- Total GIA: approximately 75,074 sq ft (6,975 sq m)
- Site Area: approximately 2.17 acres (0.88 hectares)

Unit 8G Harelaw Industrial Estate, Stanley, County Durham, DH9 8UX



Key Highlights

- Total GIA of approximately 75,074 sq ft (6,975 sq m)
- Site area of approximately 2.17 acres (0.88 hectares)
- Approximate clear eaves height of 6.3m
- Six overhead gantry cranes
- Parking rights for up to 42 vehicles
- Long leasehold – approximately 92 years unexpired (peppercorn rent)
- Offers in excess of £950,000

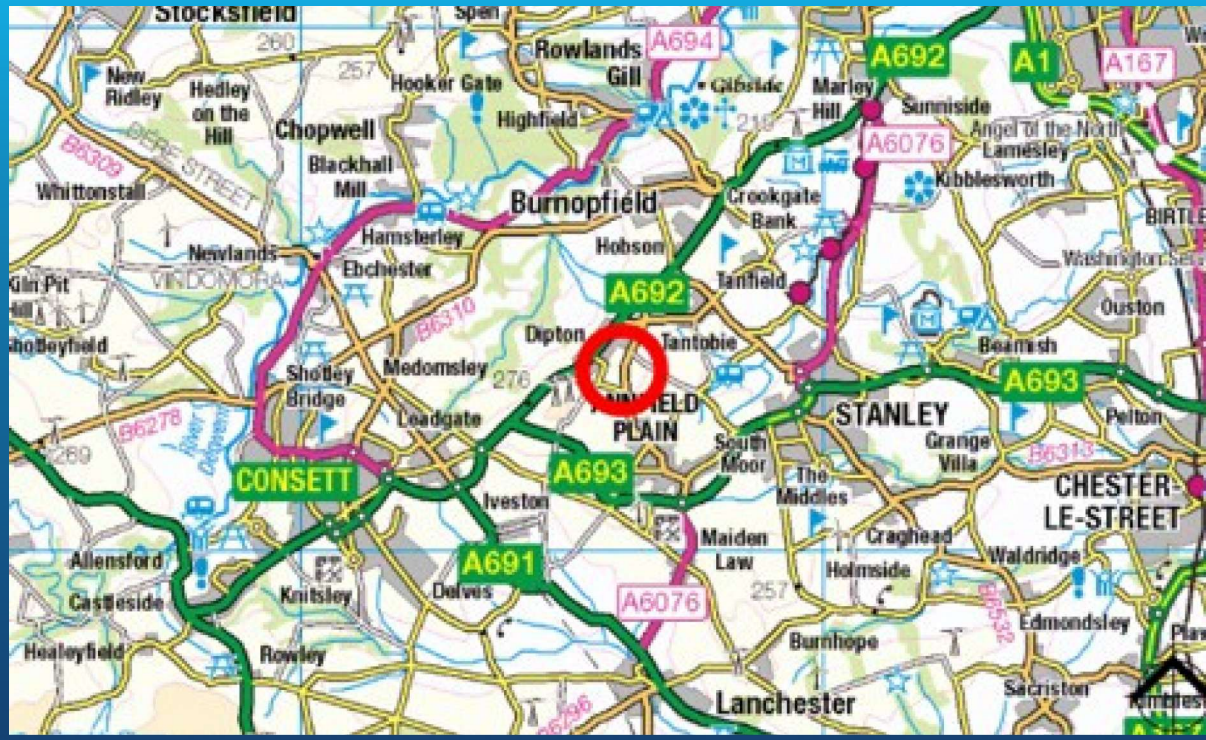
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Location

TThe property is situated within Harelaw Industrial Estate in Stanley, County Durham, approximately 8.9 miles south-west of Newcastle upon Tyne and 9.5 miles north-west of Durham. The surrounding area is predominantly industrial in character, with a mix of manufacturing, engineering, storage and distribution uses, together with established residential areas nearby.

Harelaw Industrial Estate is accessed from North Road (B6168), which provides convenient links to the A692 to the north and the A693 to the south. These routes provide onward access to the A1/A1(M), Newcastle upon Tyne, Durham and the wider regional road and motorway network. The location is therefore well placed to serve both the Tyneside and County Durham markets.

Stanley town centre lies a short distance to the south-east and provides a range of local shops, services and amenities. The estate is an established employment location with occupiers including Dyer Engineering, Revolution Padel and Con-Mech Engineers.









Property Description

The property comprises a substantial two-bay industrial and manufacturing facility extending to approximately 75,074 sq ft (6,974.56 sq m) GIA, situated on a site of approximately 2.17 acres (0.88 hectares).

The principal manufacturing accommodation is of steel portal frame construction beneath pitched roofs, with solid concrete floors and an approximate clear eaves height of 6.3 metres. Loading access is provided via electrically operated roller shutter doors to the eastern and western elevations.

The manufacturing accommodation has historically supported heavy industrial operations and includes six overhead gantry cranes, together with an engineering workshop and a small steel-framed mezzanine which previously supported modular office accommodation.

To the front elevation is a two-storey office building of masonry construction providing a mixture of open-plan and cellular office accommodation, reception, staff canteen, kitchenette and WC facilities. The offices benefit from suspended ceilings, air conditioning and gas-fired central heating.

Externally, the wider estate is approached through a shared secure gatehouse from North Road. The long leasehold interest benefits from rights to park up to 42 vehicles, together with circulation and servicing areas associated with the premises.



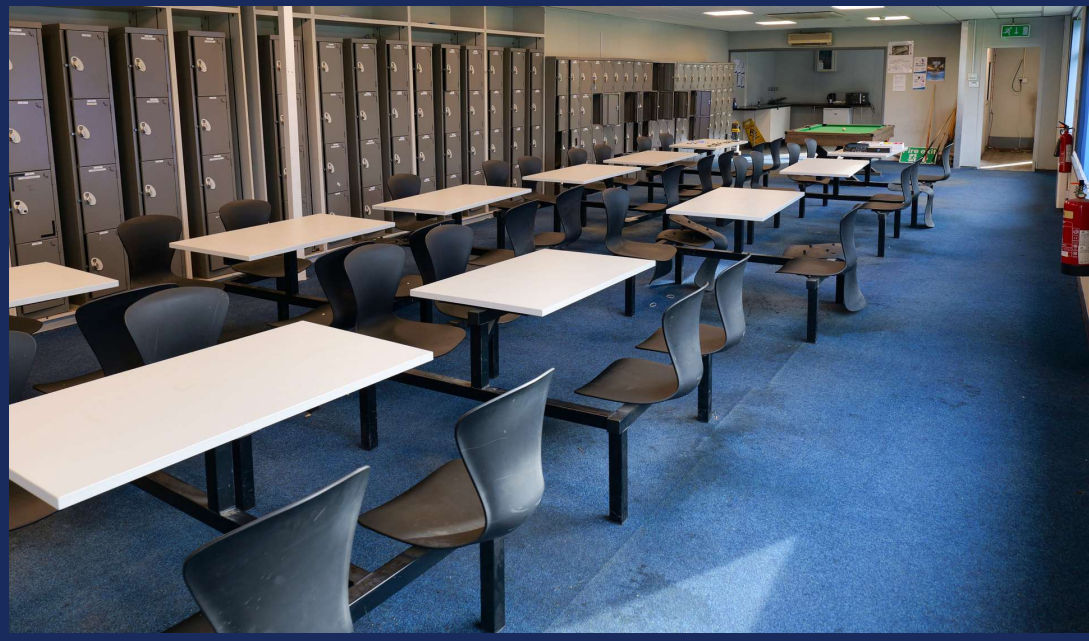


Accommodation

The property provides the following approximate Gross Internal Areas:

Accommodation	Sq Ft	Sq M
Main Manufacturing / Industrial Accommodation	66,447	6,173.04
Engineering Workshop	1,846	171.47
Two-storey Offices / Ancillary Accomodation	6,782	630.04
Total GIA	75,074	6,974.56

All areas are approximate and are provided for guidance purposes only. Interested parties should satisfy themselves as to the accuracy of the stated floor and site areas.



Planning

Interested parties should make their own enquiries of the Local Planning Authority to satisfy themselves as to the authorised use of the property and the suitability of the premises for their intended use.

Tenure

The property is held on a long leasehold basis under title number DU364277 pursuant to a lease dated 22 December 2016 for a term of 102 years, leaving approximately 92 years unexpired. The ground rent is a peppercorn, if demanded.

Service Charge

An estate service charge is payable in respect of the upkeep, maintenance and management of common areas and estate services. Further information is available within the secure data room.

Business Rates

The property is currently entered in the Rating List with a Rateable Value of £171,000. Interested parties are advised to make their own enquiries regarding the rates payable and any reliefs which may be available.

EPC

An Energy Performance Certificate is available within the secure data room. The available certificate records a rating of D and includes additional adjoining accommodation within Harelaw Industrial Estate.

Services

The property is understood to be connected to mains electricity, gas, water and drainage. We are advised that the existing electricity supply has a stated capacity of approximately 1,500 kVA, although this has not been independently verified.

Interested parties should make their own enquiries regarding the availability, capacity and condition of all services. Neither Hilco Global nor the Administrators have tested any of the services or installations.

Guide Price

Offers in excess of £950,000 are invited for the long leasehold interest.

VAT and Legal Costs

VAT, if applicable, will be payable at the prevailing rate. Each party is to bear its own legal and professional costs incurred in connection with the transaction.

Viewings

Viewings are strictly by prior appointment through the sole agents, Hilco Global.

Further Information

A secure data room containing further property and legal information will be made available to interested parties. Access to the data room is available upon request.

Basis of Sale

The property is offered for sale on behalf of the Joint Administrators and is subject to contract. Interested parties should rely upon their own inspections, enquiries and professional advice in respect of the property, title, services, planning, condition and all other matters relevant to their proposed acquisition. The Joint Administrators offer no title or collateral warranties associated with this property or transaction.

Anti-Money Laundering

Purchasers will be required to provide information to comply with all current anti-money laundering legislation prior to agreement of Heads of Terms.

Disclaimer

Hilco Valuation Services gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party 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. No person in the employment of Hilco Valuation Services has any authority to make any representation or warranty whatsoever in relation to this property. Hilco Valuation Services is the trading name of Hilco Appraisal Limited incorporated in England and Wales with registered number 04703331. Its registered office is 99 Gresham Street, London EC2V 7NG. Subject to contract.

October 2026

Hilco Global™
Asset Smarter

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