

TO LET

Unit 5 Winchester Drive, South West
Industrial Estate, Peterlee, SR8 2RG



Industrial Unit

585.28 sq.m (6300 sq.ft)

- New build Industrial Unit
- Available December 2019
- Well-connected close to the A19
- Asking Rent: £39,375.00 pa exclusive

For further information please contact:

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E: duncanchristie@naylors.co.uk
DD: +44 (0)191 211 1564

Alternatively contact our joint agents
Cushman and Wakefield on:
0191 223 5700

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Higham Place
Newcastle upon Tyne
NE1 8AF
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naylorsgavinblack.co.uk

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Location

The premises are located on Winchester Drive, South West Industrial Estate, Peterlee. The unit offers excellent communication links via the A19 approximately a 3 minute drive. The A19 offers access both north and south to the surrounding area. The unit is accessed from Whitehouse Way which leads onto Winchester Drive.

Description

The property is a new build detached single storey steel portal frame unit with metal cladding panels to elevations with the roof clad with corrugated metal sheeting incorporating translucent panels. The property benefits from solid concrete flooring, LED lighting and an eaves height of approximately 3 meters. Floor loading is 35.5Kn/sq.m. The building provides a mix of warehouse/ production space plus offices and WCs. To the front of the building is a tarmac area providing car parking and loading.

Accommodation

	Sq. m	Sq. ft
Unit 5	585.28	6300

Terms

The premises are available by way of a new full repairing and insuring lease at a rent of £39,375.00

Rateable Value

Interested parties are advised to make enquiries with the relevant local authority.

EPC

Please contact Naylors Gavin Black for the EPC rating.

Legal Costs

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

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

VAT

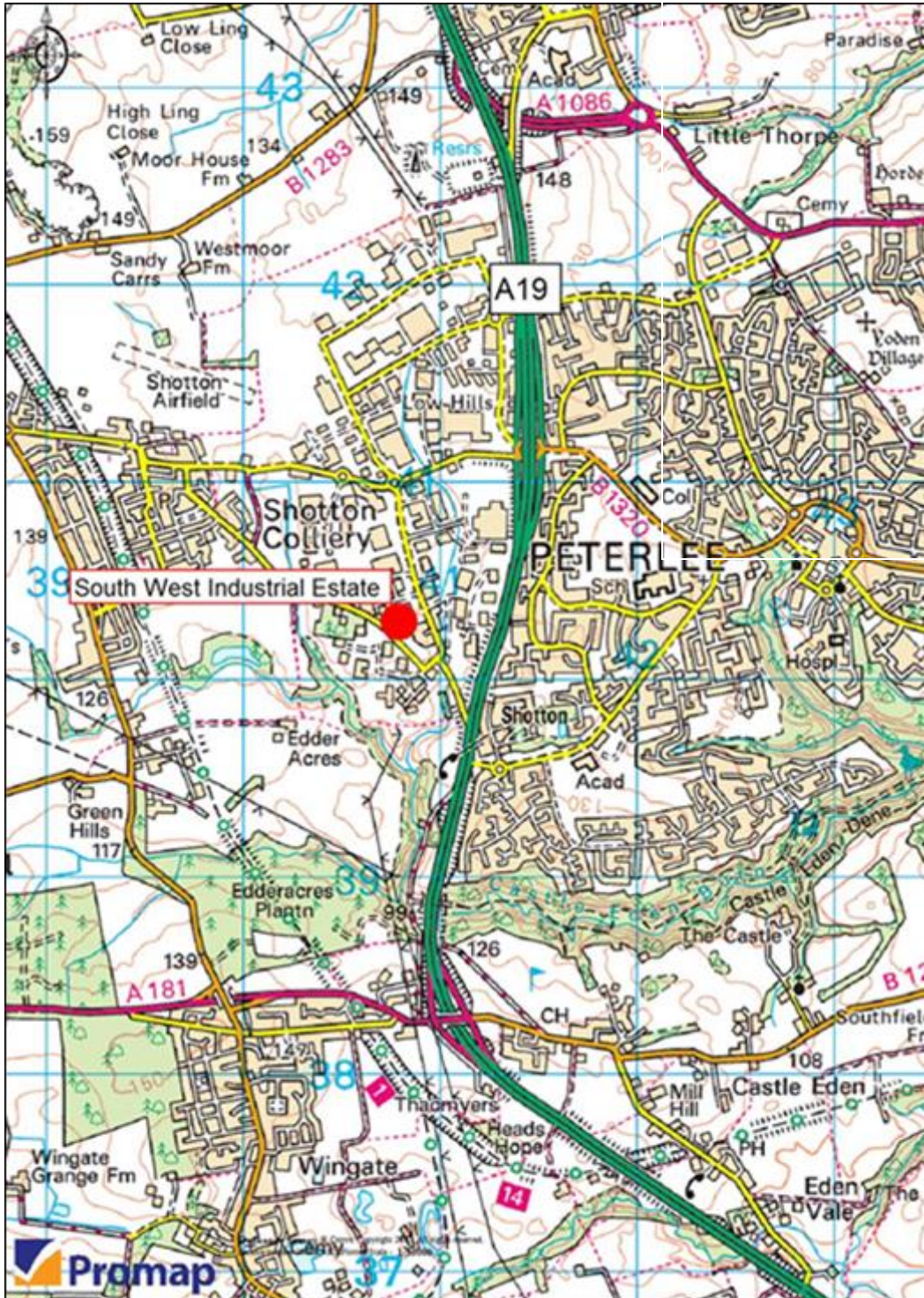
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