



**CUSHMAN &
WAKEFIELD**

TO LET

**Unit 2-3 Whitworth Road, South West
Industrial Estate, Peterlee, SR8 2LY**



Trade/Industrial Unit

**From 292.45 sq m (3,148 sq ft) to 586.88 sq m
(6,317 sq ft)**

Property Highlights

- Ideal for trade counter operations
- Excellent communication links via A19 approximately ¼ mile away
- One whole unit or in part
- Good visibility for main spine road serving South West Industrial Estate and Brackenhill Business Park

For more information, please contact:

Richard Scott
Partner

+44 (0)191 223 5711
richard.scott@cushwake.com

Emma Conville
Senior Surveyor

+44 (0)191 223 5716
emma.conville@cushwake.com

Central Square
Forth Street
Newcastle upon Tyne
NE1 3PJ
T +44 (0)191 223 5800

cushmanwakefield.com

Unit 2-3 Whitworth Road, South West Industrial Estate, Peterlee, SR8 2LY

Location

The premises are located on Whitworth Road on South West Industrial Estate, Peterlee. Set within an established industrial area the premises offer excellent communication links via the A19 which lies approximately ¼ mile away. The A19 offer access both north and south to the wider region and beyond.

Description

The property comprises a terraced trade counter unit of steel portal frame construction with a combination of brick and blockwork infill walls with profile sheet decking to the roof. Internally the unit comprises of a showroom/office area to the front and a warehouse/storage area to the rear.

The warehouse area benefits from painted concrete floor, fluorescent strip lighting, gas heating and a minimum eaves height of 3.9m. The unit can be let as a whole or can be separated into two units.

Each unit has a roller shutter door providing access to the rear yard. Each unit also benefits from wcs, kitchen facilities and parking to the front of the premises.

Accommodation

The property comprises the following approximate gross internal areas (GIA):

	Sq m	Sq ft
Unit 2	294.43	3,169
Unit 3	292.45	3,148
Total GIA	586.88	6,317

Services

The property is connected to all main services however we recommend that all parties should make their own enquiries in this regard.

Tenure

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£26,850 per annum.

Rateable Value

The property has a draft Rateable Value from April 2017 of £20,500. Interested parties should make their own enquiries in this regard.

EPC

The property has an F(150) rating.

VAT

All costs quoted herein are exclusive of VAT unless expressly stated otherwise.

Legal Costs

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



**CUSHMAN &
WAKEFIELD**

TO LET

**Unit 2-3 Whitworth Road, South West
Industrial Estate, Peterlee, SR8 2LY**



