

**6 DAIMLER DRIVE, COWPEN LANE
INDUSTRIAL ESTATE, BILLINGHAM, TS23 4JD.
WITH CRANEAGE, WITH YARD.**



THOMAS : STEVENSON

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LOCATION

The property is situated in the well established Cowpen Lane Industrial Estate in Billingham

Daimler Drive is accessed off the spine road of the estate Macklin Avenue.

Cowpen Lane Estate is located at the Northern end of Billingham with readily available access to the A19 and road network beyond.

Significant occupiers of Cowpen Lane Industrial Estate include the likes of KP Foods, Devereux, Cavendish Northern and PD Ports.

DESCRIPTION

The building has been occupied and owned by Weir Group for many years. It has been extremely well maintained and looked after. The road was recovered in the last few years and new space heating was incorporated into the warehouse in the last 12 months. Internally the building has the provision of 2 , 5 and 10 tonne cranes.

Internally there are single storey offices to the front with mezzanine above.

A 5 metre high roller shutter on the northern elevation provides vehicular access where there is a small compound yard.

ACCOMMODATION

The building provides the following accommodation.

Ground Floor GIA	1,621 .94 sq m	17,458 sq ft
Mezzanine	120.35 sq m	1,295 sq ft
Site Area	2,640 sq m	0.65 Acre

RATING ASSESSMENT

The premises have a Rateable Value of £38,000.

TENURE

The Freehold Interest is available.

PRICE

Offers are invited in the region of £550,000.

VAT

All prices are quoted exclusive of vat where applicable

VIEWING

Contact Paul Stevenson on 01642 713303

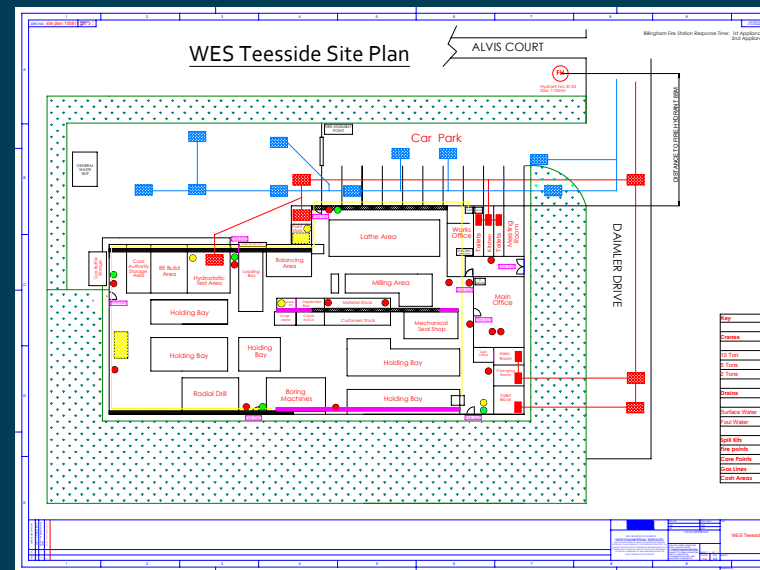
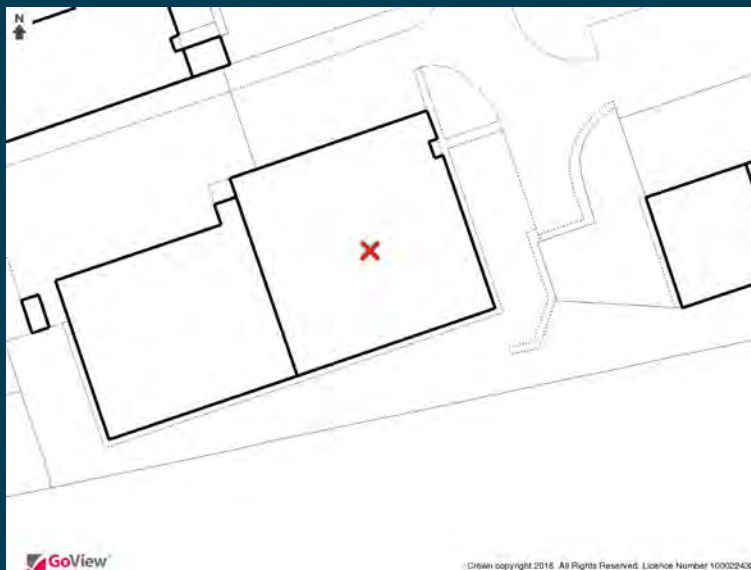
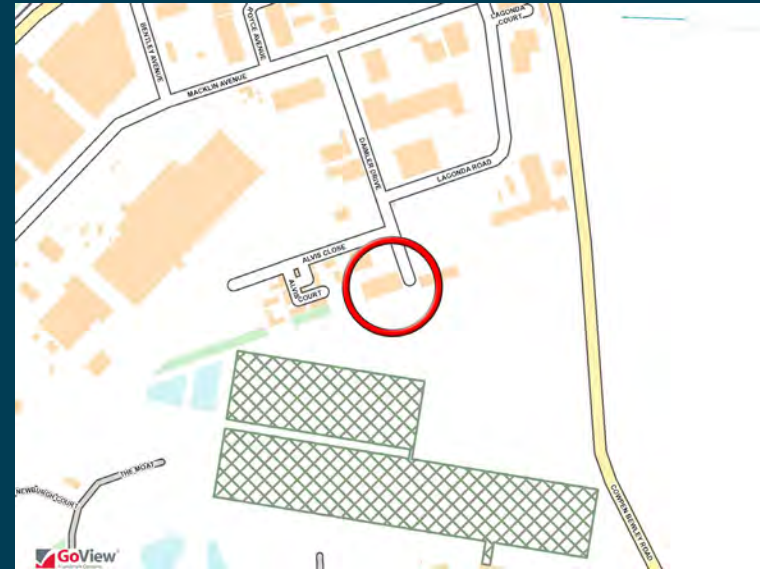
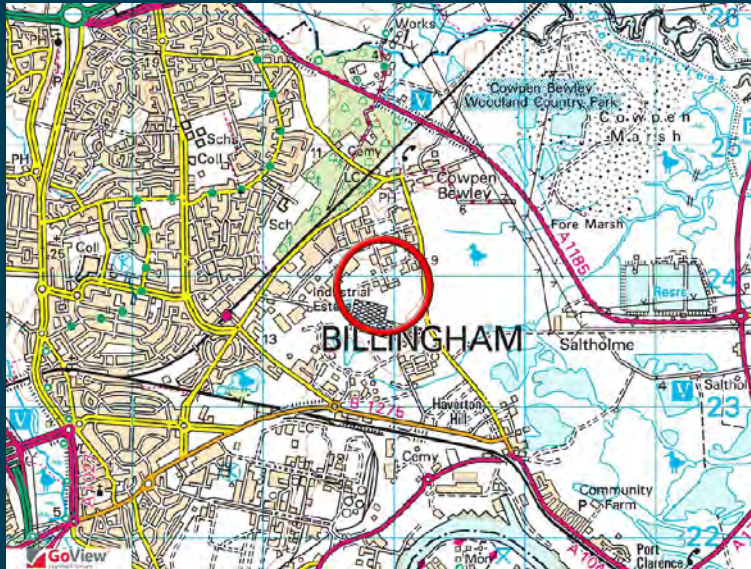
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Energy Performance Certificate Non-Domestic Building



Weir Engineering Services
Daimler Drive
Cowpen Lane Industrial Estate
BILLINGHAM
TS23 4JD

Certificate Reference Number:
0940-3998-0378-3730-1074

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

81

This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 1594
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m² per year): 46.92
Primary energy use (kWh/m² per year): 272.06

Benchmarks

Buildings similar to this one could have ratings as follows:

26

If newly built

77

If typical of the existing stock

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