



294.7 sq m (3,172 sq ft)

Property Highlights

- Ideal for trade counter operations
- Excellent communication links via the A19 approximately ¼ mile away
- Large service yard to the front of the property

For more information, please contact:

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Location

The premises are located on Brackenhill, South West Industrial Estate, Peterlee. The premises offer excellent communication links via the A19 which lies approximately ¼ mile away. The A19 offers access both north and south to the surrounding area. The unit is accessed from Whitehouse Way which leads to Bracken Hill

Description

The unit briefly comprises a mid terraced warehouse unit with internal office accommodation, constructed of steel portal frame design with the design of brick and blockwork infill walls with profile sheet decking to the eaves and roof above incorporating roof lights.

Internally the building benefits from an eaves height of approximately 4.7m with a vehicular access via an electric roller shutter door measuring 3.8m wide x 3.8m high. The office accommodation which is located to the rear of the unit provides basic accommodation of cellular offices including a kitchen and wc facilities. Externally there is an open yard to the front of the property coupled with car parking.

Accommodation

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

	Sq m	Sq ft
Warehouse	237.5	2,556
Offices	56.9	612
Total GIA	294.4	3,168

Services

The property is connected to all main services however we recommend all interested 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

£13,500 per annum exclusive.

Rateable Value

The VOA has indicated that the property has a draft Rateable Value of £12,500 from April 2017.

EPC

The property has a rating of E (113)

Legal Costs

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

VAT

All prices, premiums and rent etc. are quoted exclusive of VAT.



**CUSHMAN &
WAKEFIELD**

TO LET

**Unit 9 Brackenhill, South West Industrial
Estate, Peterlee, SR8 2LS**



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