

**To Let**



**Pease Road**

North West Industrial Estate, Peterlee, SR8 2RD

**naylors**

# To Let

## Industrial/Wokshop Units

3,182 – 6,416 Sq Ft  
(295.61 – 596.06 Sq M)

- Adjacent to A19
- Close to Peterlee Town Centre
- Suitable for a variety of uses
- Competitive rents

### Location

North West Industrial Estate in Peterlee offers a series of commercial units that can be used as industrial units, workshops, studios or storage units.

The estate is made up of a number of modern, well-proportioned single storey buildings, covering 205,036 square feet (19,047 square metres) in total.

The estate is located near the main A19 trunk road and is an easy commute to Durham, Seaham and various other towns in County Durham. Durham Rail Station, Durham Tees Valley airport and Arriva Stagecoach bus services provide public transportation to the Peterlee area.

### Description

The units form part of a terrace and are of steel portal frame construction with blockwork walls and profile sheet roofs incorporating skylights. Internally the units benefit from concrete flooring, fluorescent tube lighting, male and female W.C facilities and carpeted office accommodation.

The units have electric roller shutter doors generally measuring 3.82m (wide) x 3.56m (high). Minimum eaves height to the haunch is 3.84m. Ample parking is provided in the service yard and also car parks within the estate

### Services

The unit is provided with mains supplies of services including three phase electricity supply.

### Accommodation

<b>Unit 3:</b>	<b>3,182 sqft</b>	(295.61 sq m)
<b>Unit 9:</b>	<b>3,182 sqft</b>	(295.61 sq m)
<b>Unit 13:</b>	<b>6,416 sqft</b>	(596.06 sq m)

### Rent

<b>Unit 3:</b>	£12,000 per annum exclusive
<b>Unit 9:</b>	£12,000 per annum exclusive
<b>Unit 13:</b>	£18,000 per annum exclusive

All leases are subject to an annual fixed uplift of 10% compounded.

### EPC

<b>Unit 3:</b>	C (70)
<b>Unit 9:</b>	C (70)
<b>Unit 13:</b>	C (69)

### Rateable Value

<b>Unit 3:</b>	£12,500 (Factory & Premises)
<b>Unit 9:</b>	£12,500 (Factory & Premises)
<b>Unit 13:</b>	£25,500 (Factory & Premises)

### Legal Costs

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

### VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's on this basis and where silent, offers will be deemed net of VAT.

### Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant(s).





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