



# To Let

**1,058.97m<sup>2</sup> (11,399ft<sup>2</sup>)**

**1A Mill Hill  
North West Industrial Estate  
Peterlee SR8 2HR**

- Prominent warehouse/trade counter unit
- Ample car parking spaces
- Large level access loading door
- 5m minimum eaves height
- Offices to the rear

**SUBJECT TO CONTRACT**

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### Location

Peterlee is situated midway between the Tyneside and Teesside conurbations in East Durham, with access directly off the A19 dual carriageway.

Mill Hill is a main thoroughfare on the North West Industrial Estate. The property has a prominent position close to the estate entrance with visibility from the A19 slip road. Nearby occupiers include Caterpillar and Vertu Motors' Hyundai dealership.

### Description

The property comprises a detached warehouse with trade counter fronting Mill Hill and adjacent to the A19. A steel frame construction building with clad elevations under a pitched profile metal roof.

The warehouse has strip lighting throughout and gas fired blower heaters. The minimum eaves height is 5 metres to the underside haunch and 6.8 metres to the apex. Access is via an electric roller shutter door to the side elevation measuring 5 metres wide x 4.75 metres high.

To the rear there is a store together with a mezzanine office with kitchen and toilet facilities. These areas have suspended ceilings, LED lighting and gas fire heating.

Externally there is car parking to the front of the property with loading to the side secured by a gate. There is a small open yard to the rear of the building.



Warehouse Area

### Accommodation

	sq m	sq ft
Workshop/Warehouse	924.54	9,952
Mezzanine Offices	134.43	1,447
<b>Total GIA</b>	<b>1,058.97</b>	<b>11,399</b>

### Terms

Available by way of a full repairing and insuring lease for a term to be agreed at a rent of **£68,400** per annum exclusive.

### Business Rates

According to the Valuation Office Agency website the Rateable Value from 1<sup>st</sup> April 2026 is £43,750.

### Services

We understand that the property is connected to all mains services.

### VAT

All figures quoted are exclusive of VAT which may apply.

### Energy Performance Certificate (EPC)

The property has an EPC rating of E(123).

### Anti-Money Laundering

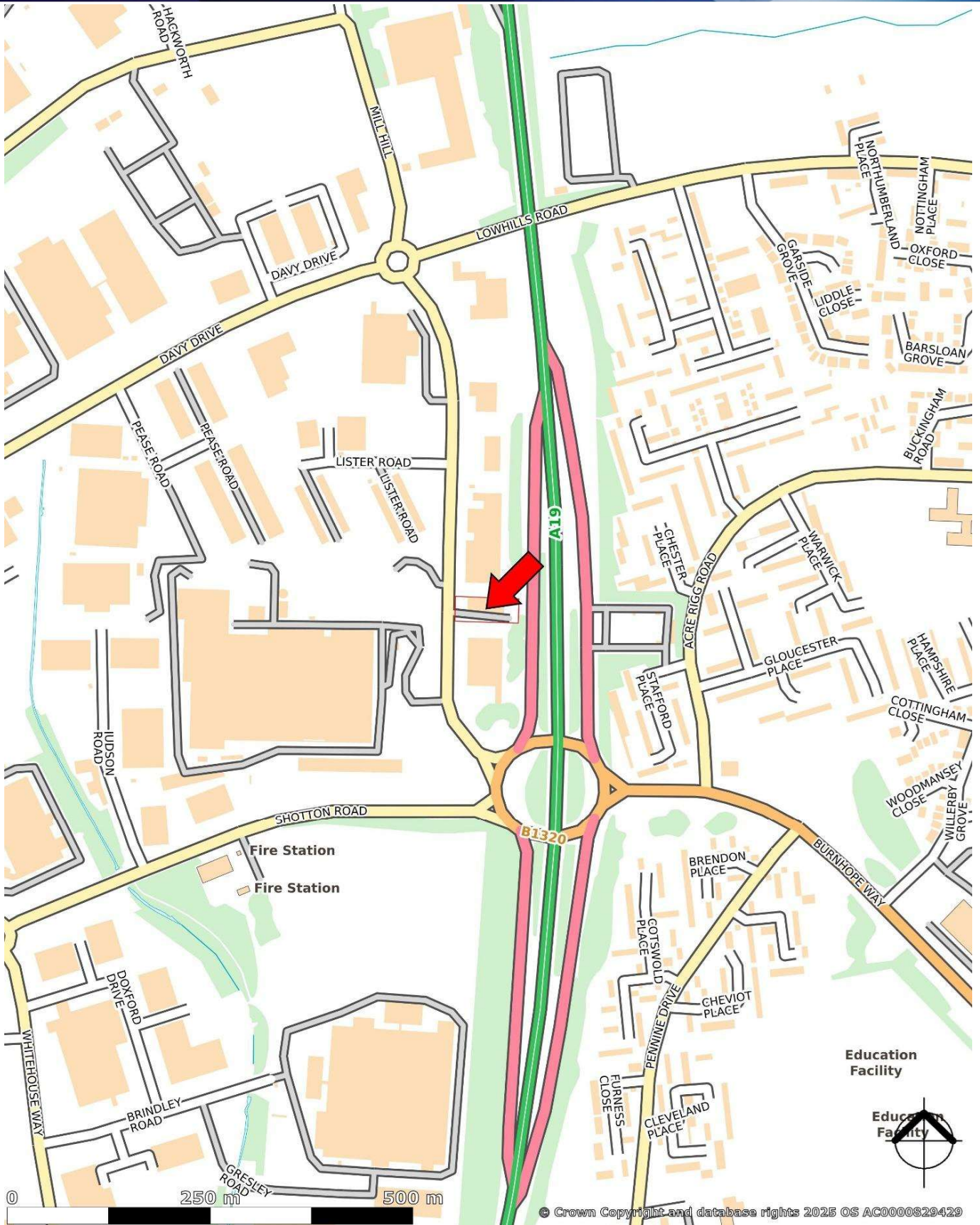
Under UK regulations we are obliged to confirm the identity of all parties in an agency transaction. You may therefore be asked to provide appropriate documentation to enable us to complete online identity verification.

### Viewing

Via Agents HTA Real Estate

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