

## To let

Unit 1, 5/5A  
Mill Hill  
North West  
Industrial Estate  
Peterlee  
SR8 2HR

March 2017



- High Bay Fabrication shop/factory with two storey offices set within secure estate
- Total GIA 6,646.97 sq m (71,548 sq ft)
- Total Site Area approximately 2 Ha (4.95 Acres)
- Selection of cranes from 2 to 10 tonnes
- Established location with excellent access to road networks

## Location

The subject premises are located on Mill Hill, North West Industrial Estate, Peterlee.

This location offers excellent communication links to the A19 which is a short distance away giving vehicular access north and south.

The area is principally commercial with a wide varied selection of occupiers relation to warehousing, manufacture and logistics.

Occupiers close by include NSK Bearings, CAT, TRW Systems, Gilderoy and Northern Freight Services.

Peterlee Town Centre is circa 1.5 miles away offering all main services and facilities.

## Description

The property comprises of a selection of interlinking fabrication workshops / factory accommodation with additional secure yard.

The units are constructed of steel portal frame design with a combination of brick infill walls / and profile insulated cladding to all elevations and roof above incorporating roof lights.

Eaves heights range from 8.5 m up to 12.5 m.

Vehicular access to the unit is via full height automatic steel security roller shutters with internal lighting by high bay sodium units.

To the rear of the production area are integral two storey brick built offices which are fitted to a basic standard offering a mixture of open plan and cellular accommodation along with WC / welfare facilities.

Externally there is a large tarmacadam yard secured by palisade fencing.

## Accommodation

From onsite measurements the areas have been calculated as follows:

Description	sq m	sq ft
Production	4,023.13 sq m	43,305 sq ft
High Bay Factory	1,208.66 sq m	13,010 sq ft
Offices	515.61 sq m	5,550 sq ft
Maintenance	633.59 sq m	6,820 sq ft
Storage Area	265.98 sq m	2,863 sq ft
<b>Total GIA</b>	<b>6,646.97 sq m</b>	<b>71,548 sq ft</b>
<b>Total Site Area</b>	<b>2 Ha</b>	<b>4.95 Acres</b>

## Services

It is understood the site and premises benefits from all main services.

Internally there are cranes consisting of:

1\* 10 tonnes

2\* 7.5 tonnes

3\* 2 tonnes

(It is recommended that all p-arties contact the local service providers).

## Business Rates

It is understood from the Local Rating Authority that the premises are assessed at RV £146,000. However, all interested parties should make their own enquiries regarding the rateable values applicable to this property

## Tenure

The accommodation is available on a new full repairing and insuring lease for a term of years to be agreed.

## Service Charge

A service charge will be payable for the maintenance of common areas, full details upon request.

## Rent

Full details upon request.

## Energy Performance Certificate

The property has an Energy Performance Certificate rating of C(69).

## VAT

VAT will be chargeable at the prevailing rate.

## Legal Costs

The ingoing tenant will be responsible for the Landlords' reasonable legal costs incurred in the transaction.

For further information, please contact GVA or our joint agents Frew Pain and Partners

---

### Danny Cramman

0191 269 0068

danny.cramman@gva.co.uk

### James Pain

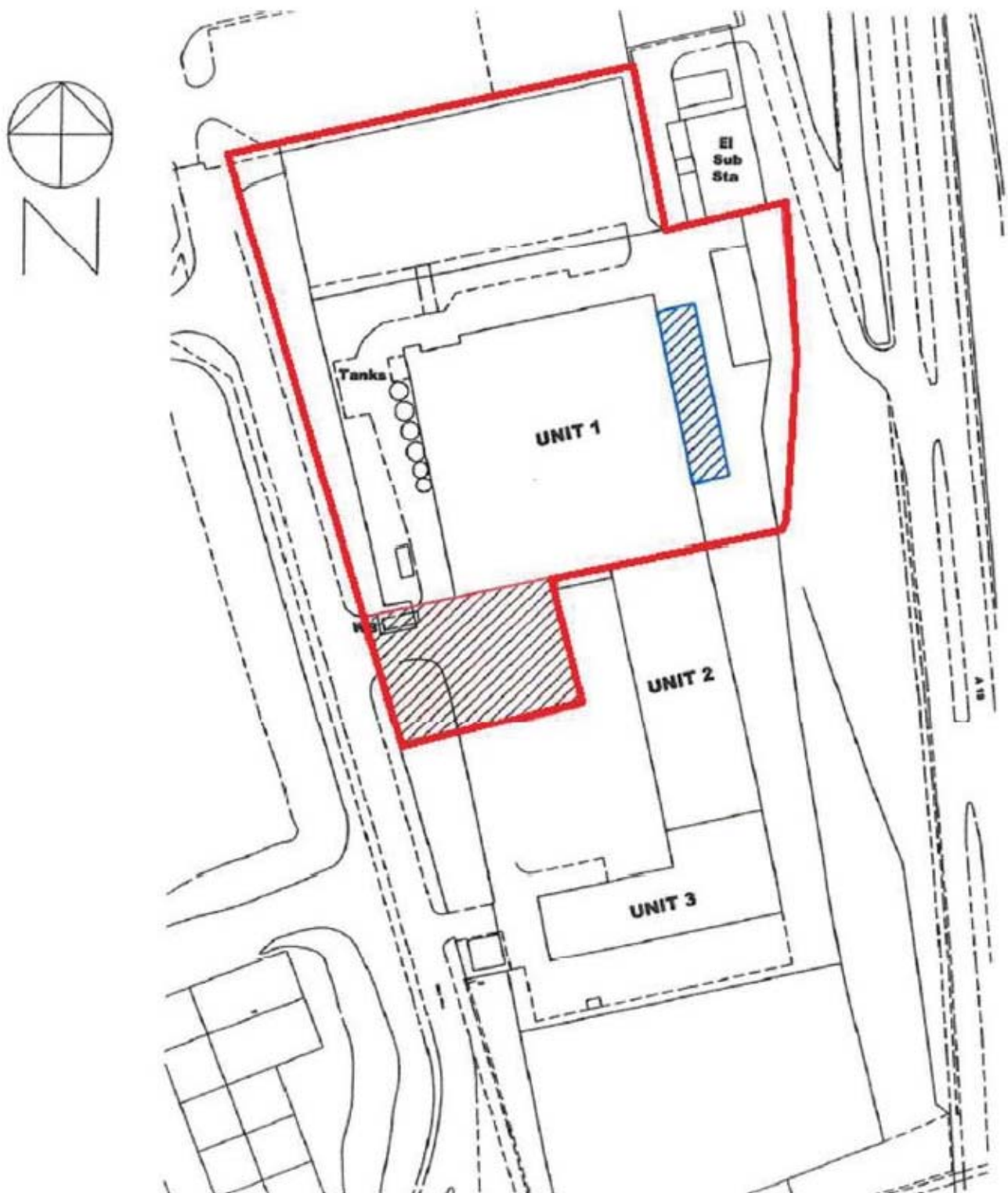
07841 871 710

james.pain@frewpain.co.uk

### Propref

gva.co.uk/12063

Unit 1, 5/5A Mill Hill, North West Industrial Estate, Peterlee





#### Our offices:

Birmingham  
Bristol  
Cardiff  
Dublin  
Edinburgh  
Glasgow  
Leeds  
Liverpool  
London  
Manchester  
Newcastle

GVA  
Central Square South, Orchard Street, Newcastle upon Tyne, NE1 3AZ  
GVA is the trading name of GVA Grimley Limited ©2018 GVA

4 July 2017

File number: 158702117

GVA hereby gives notice that the information provided (either for itself, for any joint agents or for the vendors lessors of this property whose agent GVA is in this brochure is provided on the following conditions:

- (1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- (2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.

- (3) No person in the employment of GVA, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- (4) All prices quoted are exclusive of VAT.
- (5) GVA shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by GVA.