



TO LET

INDUSTRIAL/WORKSHOP UNITS

PEASE ROAD, NORTH WEST INDUSTRIAL ESTATE, PETERLEE SR8 2RD



**Sanderson
Weatherall**



Summary

- Modern Workshop/Industrial Units To Let
- Size From: 3,177 sq ft (295.15 sq m) to 6,402 sq ft (594.77 sq m)
- Rent From: £18,967 to £38,220 per annum

Description

The subject properties are of steel portal frame construction with blockwork elevations and profile sheet roofs. Each unit generally has 3 phase electricity supply, electric roller shutter doors to a height of 3.71m and car parking/service yard to the front. Minimum eaves height in general is approximately 4.00m.

Accommodation & Rent

We understand that the accommodation provides the following net internal floor areas:

Description	sq m	sq ft	Rent (pa)
Unit 4	296.36	3,190	£19,032
Unit 5	296.18	3,188	£19,032
Unit 7	295.15	3,177	£18,967
Unit 17	594.77	6,402	£38,220

Lease Terms

The units are available to let on a new Full Repairing Lease for a term of years to be agreed. The minimum term commitment is 3 years.

Services

We understand the properties benefit from having all mains services connected, however, interested parties are advised to carry out their own investigations with regard to this matter.

Location

The units are located on Pease Road Industrial Estate which forms part of the larger North West Industrial Estate in Peterlee, County Durham. The estate is conveniently located immediately adjacent to the A19 with Durham, Sunderland and Newcastle upon Tyne easily accessible within 30 minutes. Access to the A1(M) is approximately 8.5 miles to the west. North West Industrial Estate houses a number of major occupiers including Caterpillar, NSK Bearings, GT Group and TRW Automotives.

Business Rates/EPC

Description	Rateable Vallue
Unit 4	£12,500
Unit 5	£12,500
Unit 7	£12,500
Unit 17	£23,750

Interested parties are advised to make their own enquiries with the Local Authority. EPC's have been commissioned and will be available in due course.

Anti Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source and funding will be required from the successful purchaser.

VAT & Legal Costs

All rents quoted are deemed exclusive of VAT where chargeable.

Each party to bear their own legal costs.





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Contact

For further information or to arrange a viewing please contact the sole agents:

James Fletcher



07894 411 871



james.fletcher@sw.co.uk

Mark Convery



07525 872 141



mark.convery@sw.co.uk



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