



TO LET **WORKSHOP/LIGHT INDUSTRIAL UNITS**

LISTER ROAD, NORTH WEST INDUSTRIAL ESTATE, PETERLEE SR8 2RB



Sanderson
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Summary

- Newly Refurbished
- Modern Units
- Size From: 1,320 sq ft (122.63 sq m) to 2,220 sq ft (204.38 sq m)
- Rent From: £9,680 per annum
- 100% Rates Relief for Qualifying Businesses

Description

Lister Road forms a well established industrial estate comprising approximately 26 individual units, designed to accommodate a wide range of commercial and industrial occupiers, with two units currently available. The units are of single storey construction and benefit from electric roller shutter loading doors, durable smooth concrete flooring and brick/blockwork elevations.

Internally, the accommodation is fitted with strip lighting and supported by 3-phase power. Each unit also benefits from dedicated WC and kitchenette facilities. Car parking is located to front of the units.

Accommodation & Asking Rent

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

| Description | sq m | sq ft | Rent (pa) |
|-------------|--------|-------|-----------|
| Unit 9 | 204.38 | 2,220 | £15,917 |
| Unit 24 | 122.63 | 1,320 | £9,680 |

Lease Terms

The units are available to let on a new Full Repairing Lease or License for a term of years to be agreed. The minimum term commitment is 12 months.



Location

Lister Road is situated within the well established North West Industrial Estate, one of the principal commercial and industrial areas serving Peterlee. The estate benefits from excellent regional connectivity, lying close to the A19, which provides direct north to south access to Sunderland and Middlesbrough, as well as convenient links to the A1(M). The surrounding area comprises a mix of manufacturing, distribution and trade counter operators, making it a popular location for industrial and logistics businesses. Peterlee town centre is located approximately 1 mile to the east, providing a range of retail, leisure and local amenities.

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.

Energy Performance Certificate

An EPC has been commissioned and will be available for inspection shortly.

Business Rates

Interested parties are advised to make their own enquiries with the local authority

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.





Contact

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

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