



To Let

Manufacturing Facility

SR8 2HR

Mill Hill
North West Industrial Estate
Peterlee

- 56,591 sq. ft (5,250 sq. m)
- 2 MVA power available.
- Great location close on A19
- Well fitted offices over 2 floors

SUBJECT TO CONTRACT

Contact: Russell Taylor
Email: russell@htare.co.uk
Direct Tel: 0191 245 3012

HTA Real Estate
Floor A,
Milburn House,
Dean Street,
Newcastle upon Tyne
NE1 1LE
T: 0191 245 1234

Location

Peterlee is situated in a strategic location midway between the Tyneside conurbation in the North and the Teesside conurbation to the south. Access to the principal population areas of Middlesbrough, Sunderland and Newcastle is provided by the A19 dual carriageway which links to the A1(M) and the national motorway network.

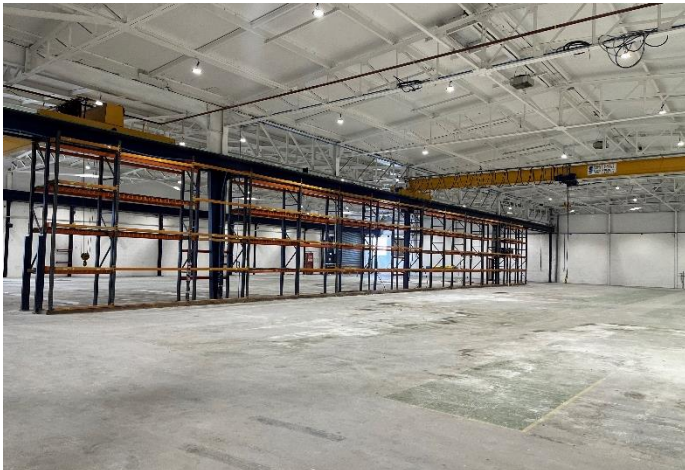
The North West Industrial Estate has attracted occupiers such as Caterpillar UK Ltd, NSK and Sotech Optima.

The property is located on the corner of Mill Hill and Davy Drive to the north of the main Caterpillar factory.

Description

The property is a detached manufacturing facility with two storey offices fronting Mill Hill. There are 4 bays of steel framed construction and brick and block elevations and profile metal sheeting above with two loading doors to the north and south elevations. The roof is insulated profile metal sheeting.

The premises were completely overhauled and refurbished in 2016.



The offices have been fitted out to a high standard with glass internal staircase to first floor. The offices have double glazed windows, LED lighting, suspended ceilings and gas heated wall mounted radiators.

The offices benefit from canteen and WC facilities as well as glazed internal meeting rooms.

The property has a minimum eaves height of approximately 6.6m. There are approximately 60 car parking spaces together with external loading areas.

Accommodation

| | Sq ft | Sq m |
|-------------------------|---------------|--------------|
| Ground Floor Production | 48,438 | 4,500 |
| Ground Floor Offices | 4,982 | 463 |
| First Floor Offices | 3,171 | 295 |
| TOTAL | 56,591 | 5,258 |

Lease Terms

The property is available by way of a new lease at a rent of **£283,000** per annum for a term of years to be agreed.

Business Rates

According to the Valuation Office Agency website the property has a Rateable Value of £151,000. Interested parties should speak to the Local Rating Authority to confirm the rates payable.

Services

We understand that all mains services are available in the building and there is a 3 phase electricity supply of 2MVA. There are 3 x 3 tonne cranes in the warehouse area.

VAT

All figures quoted are exclusive of VAT which may apply.

Energy Performance Certificate (EPC)

The building has an EPC rating of C51.

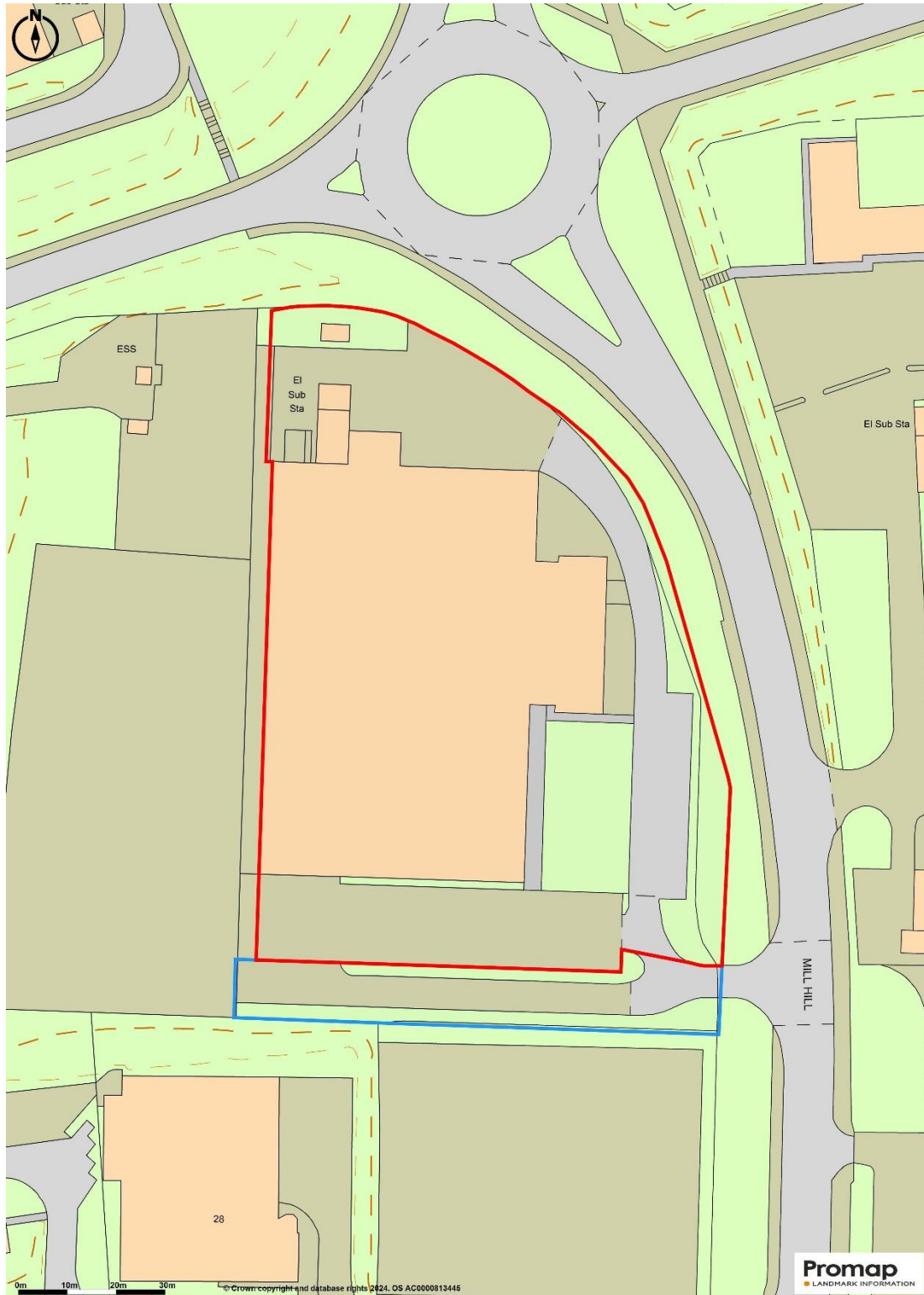
Anti-Money Laundering

Under current UK regulations we are obliged to confirm the identity of all parties in an agency transaction.

Viewing

Via Agents HTA Real Estate

Contact: Nick Atkinson Simon Hill
Email: nick@htare.co.uk simon@htare.co.uk
Tel: 0191 245 3011 0191 245 3010



Indicative site plan. Copy of Title Plan awaited

