



To Let

665.7m² (7,165ft²)

**Palmer Road
South West Industrial Estate
Peterlee SR8 2HU**

- Industrial unit with large loading canopy
- Ample car parking spaces
- Secure multi occupancy site
- 5.1m minimum eaves height
- Two storey offices adjacent

SUBJECT TO CONTRACT

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Location

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

Palmer Road is on the South West Industrial Estate with nearby occupiers including NSK Bearings, Howdens, and IG Group. The property is located in the Palmer Business Centre at the end of Palmer Road.

Description

Workshop/warehouse and offices forming part of a larger building, being of steel portal frame with profile steel sheet cladding to the elevations. The flat metal deck roof has a membrane covering.

The warehouse/workshop unit is accessed via a loading door to the northern elevation, with the benefit of a large canopy providing shelter for loading. The unit has a minimum height of 5.1m and a small admin office.

The main office is over 2 floors with a separate entrance off a car park to the west elevation. WCs and a staff canteen area are provided at first floor.



Office Accommodation

Accommodation

	sq m	sq ft
Workshop/Warehouse incl. Office	529.77	5,702
Ground Floor Offices	89.82	967
First Floor Offices	46.11	496
Total GIA	665.70	7,165

Terms

Available by way of a full repairing and insuring lease for a term to be agreed at a rent of **£34,000** per annum exclusive.

Business Rates

According to the Valuation Office Agency website the property has a Rateable Value of £23,250. Interested parties speak to the Local Rating Authority to confirm the rates payable.

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)

A copy of the EPC certificate is available on request.

Viewing

Via Agents HTA Real Estate

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