

TO LET

Unit 7 & 14 Davy Drive,
North West Industrial Estate, Peterlee,
SR8 2JF



Warehouse / Workshop Unit

3,961 - 4,760 ft² (367.98 - 442.21 m²)

- Modern industrial unit
- Popular industrial estate
- Estate parking
- External secure yard space
- Asking Rent: £21,271 - £25,561 per annum

For further information please contact:

Duncan Christie
E: duncan@naylorsgavinblack.co.uk
DD: +44 (0)191 211 1564

Jake Smith
E: jake.smith@naylorsgavinblack.co.uk
Tel: 0773 422 9958

Hadrian House
Higham Place
Newcastle upon Tyne
NE1 8AF
Tel: +44 (0)191 232 7030
Naylorsgavinblack.co.uk

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Location

North West Industrial Estate in Peterlee offers a series of commercial units that can be used as industrial units, workshops, studios or storage units.

The estate is made up of a number of modern, well-proportioned single storey buildings, covering 205,036 square feet (19,047 square metres) in total.

The estate is located near the main A19 trunk road and is an easy commute to Durham, Seaham and various other towns in County Durham. Durham Rail Station, Durham Tees Valley airport and Arriva Stagecoach bus services provide public transportation to the Peterlee area.

Description

The unit form part of a terrace and is of steel portal frame construction with blockwork walls and profile sheet roof incorporating skylights. Internally the unit benefits from concrete flooring, florescent tube lighting and male and female W.C facilities.

The unit has an electric roller shutter door for access with security shutters covering the pedestrian entrance. Ample parking is provided to the front of the unit along with a gated secure yard space.

Accommodation

Unit	M ²	Ft ²
7	367.98	3,961
14	442.21	4,760

Terms

Unit	m ²	ft ²	Rent (pax)
7	295.61	3182	12 month rolling licence - £28,239 per annum 3 year lease - £21,271 per annum.
14	296.17	3188	12 month rolling licence - £33,935 per annum 3 year lease - £25,561 per annum.

Rateable Value

The rating assessment currently appearing on the 2023 Valuation List is as follows:

Unit	Rateable Value	Description
7	£9,100	Factory & Premises
14	£10,250	Factory & Premises

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EPC

The unit has a current rating of D (86).

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

