



**TO LET**

# Industrial / Warehouse Units

Stephenson Road, Peterlee SR8 5AY

Units available from 7,000 – 100,000 sq ft

CONNECT NORTH EAST  
PROPERTY  
01642 602001

## LOCATION

The property is located on the North East Industrial Estate, Peterlee, County Durham approximately 8 miles to Durham city centre, 11 miles south of Sunderland and 23 miles south east of Newcastle upon Tyne.

The estate benefits from excellent road communications being situated adjacent to the A19 trunk road which provides direct access to Sunderland/ Newcastle to the north and Teesside to the south.

## DESCRIPTION

The property incorporates the following specification:

- Steel Portal Frame
- Minimum Clear Working 4.85M to 8.1M
- Dock and Level Access Loading
- Offices
- Lighting
- WC's

## ACCOMMODATION / TERMS

The units have the following approximate gross internal floor areas:

The floor areas will be subject to a finalised joint measurement.

Unit	sq m	sq ft	Rent per annum
1	2,601	28,000	£98,000
2	1,858	20,000	£70,000
3	2,415	26,000	£91,000
4	1,486	16,000	£56,000
5	6,503	7,000	£28,000
6	4,830	52,000	£182,000
7 (Offices)	1,858	20,000	£70,000

All prices quoted are exclusive of vat, rates and service charge.

## TERMS

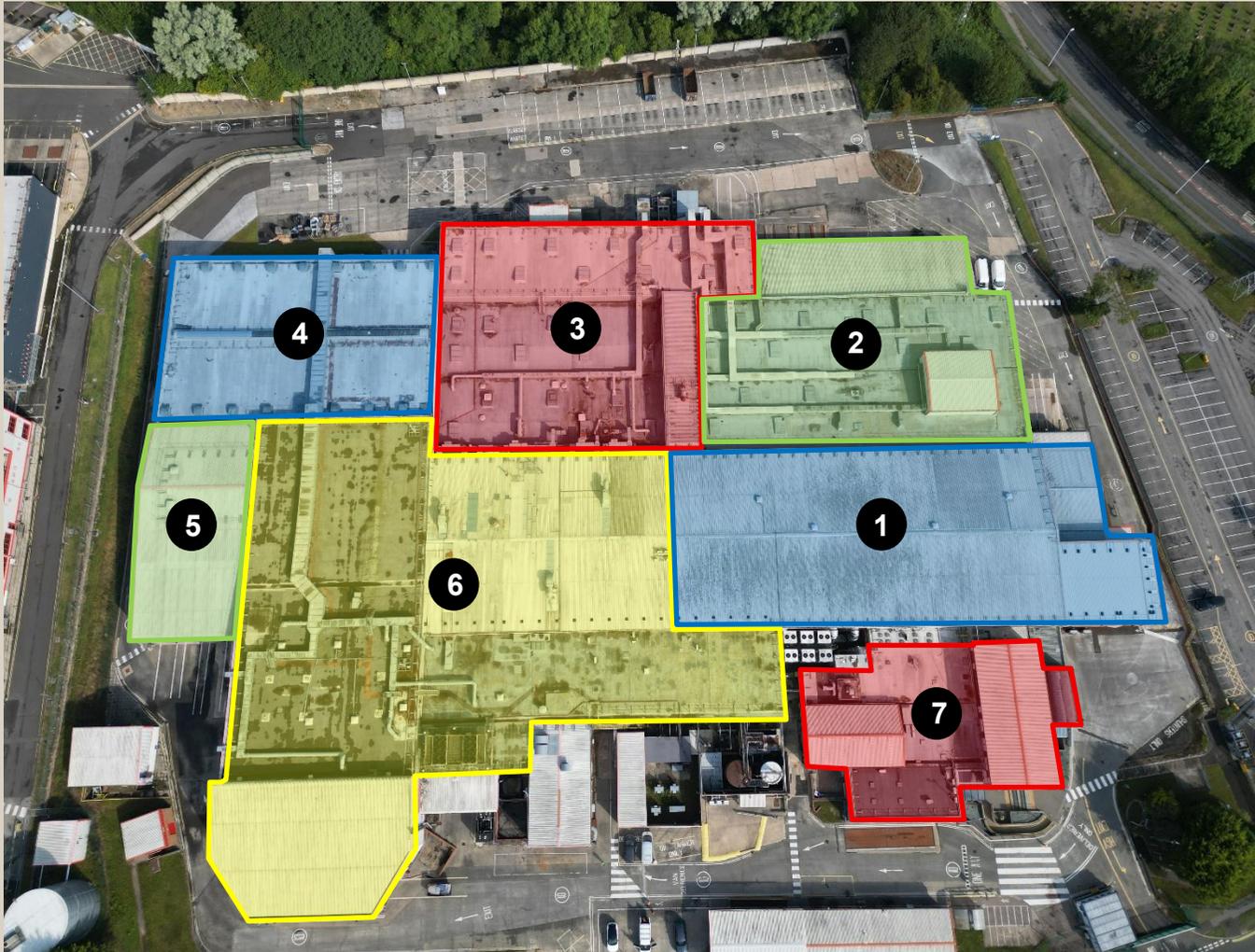
The property is available To Let by way of a new full repairing and insuring lease on terms to be agreed. Further information is available upon application.

## SERVICE CHARGE

A site service charge will be levied in connection with the common parts.

## ENERGY PERFORMANCE CERTIFICATE

The property has a number of EPC ratings. Further information is available upon application.





**RATING ASSESSMENT**

The business rates will be assessed upon occupation.  
 Further information is available upon application.

**VIEWING**

Strictly through the agents  
 Connect Property North East:

**Jonathan Simpson** ddl: 01642 602001

Email: [jonathan@cpne.co.uk](mailto:jonathan@cpne.co.uk)



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