



Real Estate

AN M7 INVESTMENT GROUP COMPANY



**TO LET**

**Unit 4**

**Admiralty Way**

Foxcover Business Park  
Seaham, SR7 7DN

## Modern High Bay Factory/Warehouse

3,557 m<sup>2</sup> (38,293 sq ft)

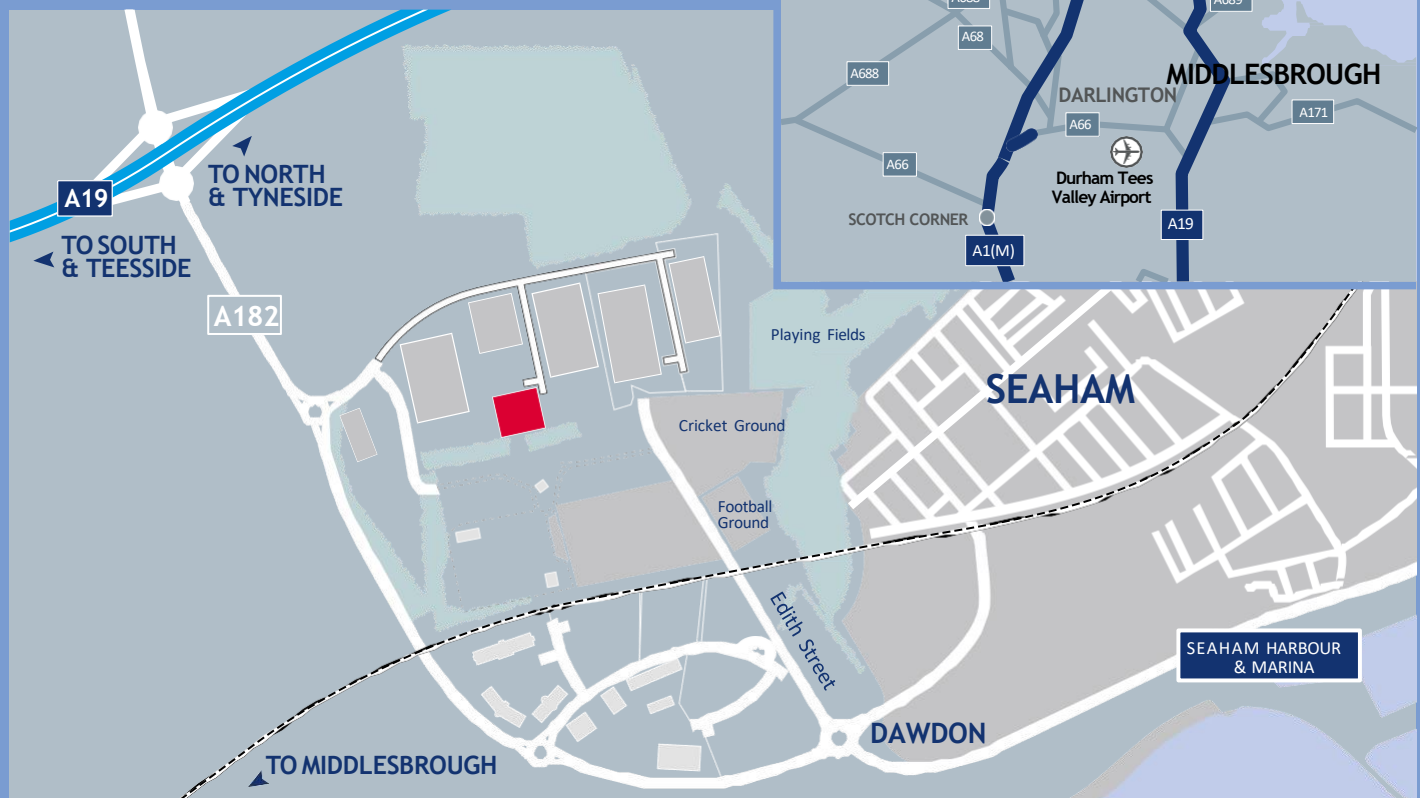
- Excellent location less than 2 miles from the A19
- Office accommodation and staff amenities
- Dock and ground level loading
- Large power supply
- Clear internal height: 10 m
- Rent: £245,000 per annum

## SITUATION

Foxcover Distribution Park is situated to the south of Seaham, 15 miles to the east of the A19 which is accessed via the A182.

The business park is approximately 12 miles east of Durham, 20 miles south east of Newcastle upon Tyne and 25 miles north of Middlesbrough and is thus very well situated to serve the region as a whole.

Foxcover Distribution Park boasts a number of well known logistics and industrial occupiers of scale including Panther Logistics, Lineage Logistics and Biffa.





## DESCRIPTION

Unit 4 is a modern detached steel portal frame unit built in 2007 which benefits from the following specification and features:

### Office Accommodation

- High quality ground floor office accommodation
- Aluminium framed double glazing
- Staff amenities including WCs
- Suspended ceilings with inset lighting
- Raised access floor
- Dedicated staff car park

### Production/Warehouse

- Insulated steel sheet cladding and roof
- Open plan warehousin/manufacturing space
- Clear Internal Height: 10 m
- Floor loading capacity: 50 KN/m<sup>2</sup>
- 2 no. dock level loading doors (and scope for 2 in addition if required)
- 1no. ground level door
- High bay LED lighting
- Service yard to front



## ACCOMMODATION

Subject to measurement following completion of refurbishment, the unit has the following Gross Internal Floor Areas:

	M <sup>2</sup>	Sq Ft
Warehouse	3,352	36,085
Offices	205	2,208
Total (GIA)	3,557	38,293

## RATING

According to the Valuation Office Agency website the property has Rateable Value of £127,000 effective 1st April 2023. Adopting the current Standard Multiplier of 51.2 pence, the estimated business rates payable is £65,000.

## ENERGY PERFORMANCE

The property has an Energy Performance Asset Rating of C52.

## TERMS

The unit is offered to let by way of a new full repairing and insuring lease for a term of years to be agreed at a rent of £245,000 pa.

## VAT

All prices and rents will be subject to VAT at the standard rate.

## VIEWING

Please contact this office for a convenient appointment to view or for further information regarding the premises.

For further details please contact:



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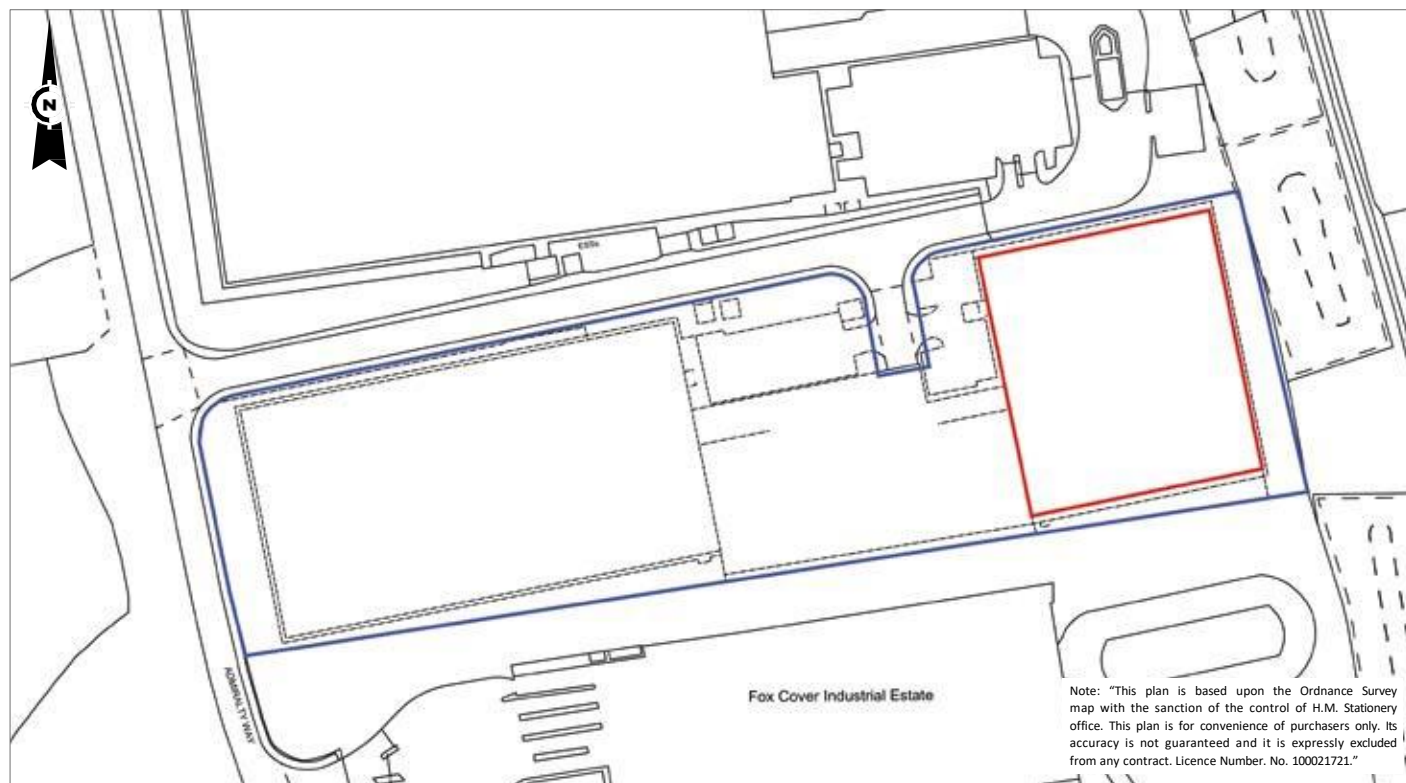
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Subject to Contract



Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationery office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. 100021721."

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