

FOR SALE

FOOD MANUFACTURING FACILITY

Unit 2, Stephenson Road, North East Industrial Estate, Peterlee SR8 5AX



Savills Newcastle
The Lumen, St James' Blvd
Newcastle upon Tyne NE4 5BZ

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Extensive Food Production / Distribution Facility with Development Potential

Key Highlights



Prime location near A1(M)



Secure hard standing yard



Extensive food production facility



Total GIA: 16,772 sq. m. (180,541 sq. ft.)



Total Site Area: 6.6 hectares (16 acres)



Potential future development STPP

LOCATION

The property is located on North East Industrial Estate, Peterlee, County Durham, approximately 8 miles east of 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 the Tyne and Wear conurbation to the north and Teesside and North Yorkshire to the south as well as the wider national motorway network.

DESCRIPTION

The property has a long history of food production dating back to the 1960's with the factory expanding over the years to the current size and layout.

As a result the building comprises the original buildings along with several extensions of differing age and design which have been added over time. Internally the building is divided into various areas including preparation, production, packaging, warehouse, office and staff amenities.

The property comprises the following principal areas:

Production Areas

- Steel frame construction with a mixture of pitched and flat roofs.
- Food grade fit out.
- Minimum clear working heights ranging from 4.85m to 8.1m.
- Dock and level access holding.
- A mixture and resin and tiled floors.
- LED lighting and fluorescent lighting.

Warehousing

- Steel frame construction with flat roofs.
- Concrete flooring.
- Fluorescent lighting.
- Minimum heights of 6m to 7m.
- Dock and level access doors.

Dispatch

- Steel portal frame construction with a combination of pitched and mono pitched roofs.
- Minimum eaves heights of 5m to 8.3m.
- 3 dock level doors for level access loading.
- Lighting.

Offices

- 2 storey
- Mixture of open plan and cellular accommodation.
- Heating and cooling.

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- Lino covered floors.
- Suspended ceilings with integrated lighting.
- Canteen.
- Male and female lockers and WC's.

External

- Secure fenced site with barrier access.
- Extensive hard standing.
- 360 degree vehicular access around site.
- Car parking with 200 spaces.

ACCOMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

FLOOR AREA	SQ FT	SQ M
Offices	26,307	2,444
Intake Building	7,263	684
Raw Materials Area	41,915	3,894
Process Building	51,279	4,764
Packaging Building	43,788	4,068
Auto-packaging	6,835	635
Dispatch	3,154	293
TOTAL	180,541	16,772

TENURE

Freehold.

SERVICES

Available utilities, capabilities & pressures:

- Electricity - via substation with 4 on sit transformers with a total capacity of 3,600 Kva.
- Gas - gas main splits into a 3" 32.5mbar low pressure supply and a 6" 343mbar medium pressure supply. Inlet pressure at meter is 2 bar.
- Water from Well - Current licence permits 613.200m²/yr (70m²/hr capacity).
- Water from Mains - Pressure at 2/3bar and 2 x 4" lines.

FIT OUT

The factory is currently capable of producing 100 tonnes per week of cooked product through its Stephan steam cookers, with steam powered by Certruss 2021 models.

- 2 x GEA thermoformer power pack machines, 2018 and 2021 models.
- 2 x GEA slicers, 2021 models.
- Full grating line, combined of GEA and Marchant Schmidt equipment, 2018 model.
- Blast chilling facilities.
- 70 pallet freezer.
- Numerous additional chillers and freezers for pallets.
- 240 pallet chilled storage facility.
- Chilled despatch storage facility.



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Indicative boundary only
Source: Savills Maps

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QUOTING TERMS

Price on Application.

Leasehold may also be considered on a new full repairing and insuring basis.
Rent on application.

EPC

The property has a rating of D(99).

RATEABLE VALUE

The property has a current Rateable Value of £327,000 (April 2023).

PLANNING

The property is situated on an estate identified as suitable for employment uses. However some of the land in the surrounding area has been allocated for housing development so the subject property may be suitable for alternative uses, subject to planning.

We recommend all interested parties make their own enquiries in this regard via the Planning department at Durham County Council.

VAT

All figures are quoted exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal/ professional fees.

CONTACTS

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