

- ◆ EXCELLENT LOCATION LESS THAN 2 MILES FROM THE A19
- ◆ OFFICE ACCOMMODATION AND STAFF AMENITIES
- ◆ 4 NO. DOCK AND 1 NO. GROUND LEVEL LOADING DOORS
- ◆ 900KVA POWER SUPPLY
- ◆ CLEAR INTERNAL HEIGHT: 10 M

3 ADMIRALTY WAY

TO LET
**MODERN HIGH BAY
WAREHOUSE/
MANUFACTURING UNIT**
**5,908 SQ M
(62,531 SQ FT)**

Boundary for identification purposes only.

3 ADMIRALTY WAY

FOXCOVER BUSINESS PARK,
SEAHAM, SR7 7DN



Boundary for identification purposes only.

SITUATION

Foxcover Business Park is situated to the south of Seaham, 1.5 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 Business Park boasts a number of well known logistics and industrial occupiers of scale including:





DESCRIPTION

Unit 3 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 warehousing/manufacturing space
- Clear Internal Height: 10 m
- Floor loading capacity: 50 KN/m²
- 4 no. dock level loading doors
- 1 no. ground level door
- High bay LED lighting throughout
- Service yard to front
- 900 KVA power supply

ACCOMMODATION

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

	M ²	Sq Ft
Warehouse	5,469	58,861
Offices	341	3,670
Total (GIA)	5,908	62,531



RATING

According to the Valuation Office Agency website the property has Rateable Value of £292,500. Interested parties should contact the Local Authority to confirm the rates payable.

ENERGY PERFORMANCE

The property has an Energy Performance Asset Rating of C.

TERMS

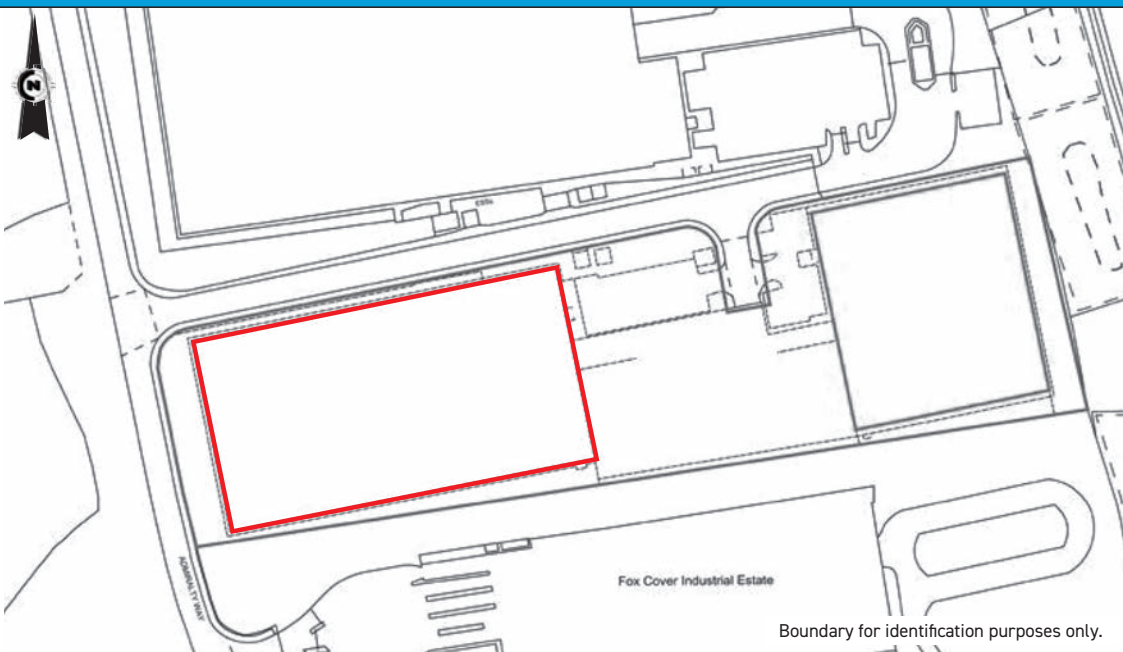
Subject to obtaining vacant possession, the unit is offered by way of a new full repairing and insuring lease for a term of years to be agreed.

VAT

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



3 ADMIRALTY WAY
FOXCOVER BUSINESS PARK,
SEAHAM, SR7 7DN



Boundary for identification purposes only.

VIEWING

For further details or an appointment to view the premises, please contact the joint agents:



Jonathan Simpson

01642 602001 or 07904 622280

jonathan@cpne.co.uk

Tim Carter

01642 602001 or 07904 622278

tim@cpne.co.uk



Mark Proudlock

0191 594 5019 or 07766 968891

mark.proudlock@knightfrank.com

Jamie Parker

0191 594 5026 or 07974 398 194

jamie.parker@knightfrank.com

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank or Connect Property in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor Connect Property has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP nor Connect Property, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed. 2. Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP/Connect Property may be required to establish the identity and source of funds of all parties to property transactions. 6. To find out how we process Personal Data, please refer to Knight Frank's Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Knight Frank is the trading name of Knight Frank LLP.

Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN, where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.

Designed & produced by www.thedesignexchange.co.uk Tel: 01943 604500. Particulars dated July 2026. External photographs dated July 2025 / internal photographs dated July 2026.

Subject to Contract