



FOR SALE *Former manufacturing facility*

The Forge, Davy Drive, North West Industrial Estate, Peterlee, SR8 2JF

- Manufacturing / warehousing facility extending to 102,999 sq ft (9,568 m²)
- Large site area: 8.7 Acres (3.52 HA) with expansion land extending to 4.11 Acres (1.66 HA) available by separate negotiation
- Located on established business park adjacent to A19
- Clear internal heights from 7 m to 10 m
- Ground and dock level loading
- For Sale: OIRO £2,250,000



THE FORGE

Davy Drive, North West Industrial Estate, Peterlee, SR8 2JF

DESCRIPTION

The Forge comprises a former manufacturing facility, more recently used for storage, providing open plan warehousing, two-storey ancillary accommodation and staff amenities situated on a generous site of 8.70 acres (3.52 hectares) with further expansion land extending to 4.11 Acres (1.66 HA) available by separate negotiation.

LOCATION

The property is located off Davy Drive on the well established North West industrial Estate in Peterlee. The estate is bounded to the east by the A19 one of the region's key arterial routes providing access to Sunderland approximately 12 miles to the north and Middlesbrough circa 20 miles to the south.

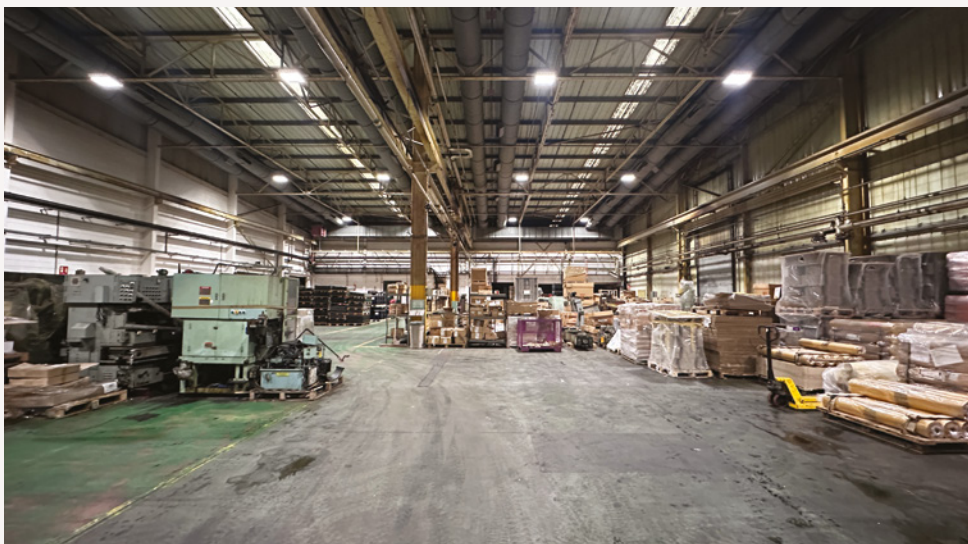
The estate is well located for access to the regions' main ports with Port of Tyne circa 18 miles to the north and Teesport 25 miles to the south.

The estate boasts a number of major occupiers across manufacturing and logistics sectors including Caterpillar, NSK Bearings, Brakes, Bristol Laboratories and ZF Automotive.

THE PROPERTY

The property offers warehousing with clear internal heights ranging from 7 m to 10 m with ancillary former two storey office accommodation situated to the front. Benefits include:





ANCILLARY ACCOMMODATION

- Two storey ancillary accommodation, changing rooms, canteen and storage
- Staff amenities including WC facilities
- Powder coated aluminium double glazing

WAREHOUSE

- 3 bays with clear internal heights from 7m to 10m
- High bay halogen / LED lighting
- Dedicated service yard to rear
- Loading yard to eastern elevation
- 7 no ground level loading doors (of varying sizes)
- 1 no dock level loading door
- All mains services
- Substantial power supply
- Sprinkler system

FLOOR & SITE AREAS

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Ed) and the following Gross Internal floor areas recorded.

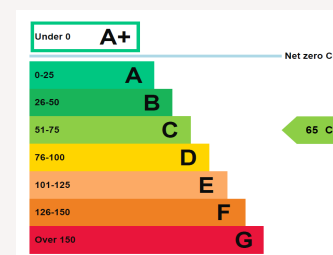
Description	Area (sq ft)	Area (sq m)
Warehouse (Low Bay)	58,932	5,474.95
Warehouse (High Bay)	21,452	1,992.95
Ground Floor Office Accommodation	13,978	1,298.54
First Floor Office Accommodation	8,637	802.44
Total	102,999	9,568.88
Site Area	8.70 Ac	3.522 Ha
Expansion Land*	4.11 Ac	1.644 Ha

**Available by separate negotiation*

RATEABLE VALUE

According to the Valuation Office Agency, the Rateable Value is £232,000 (effective (April 2023)).

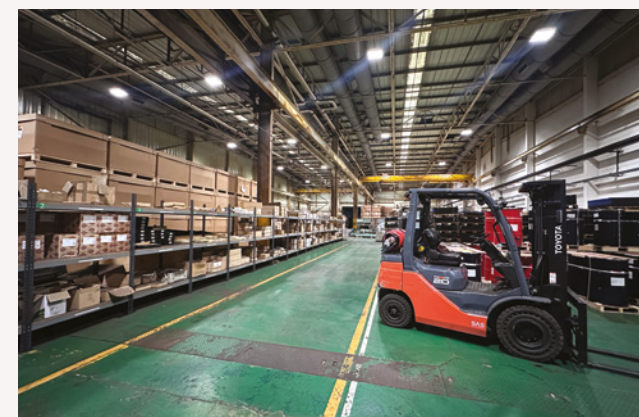
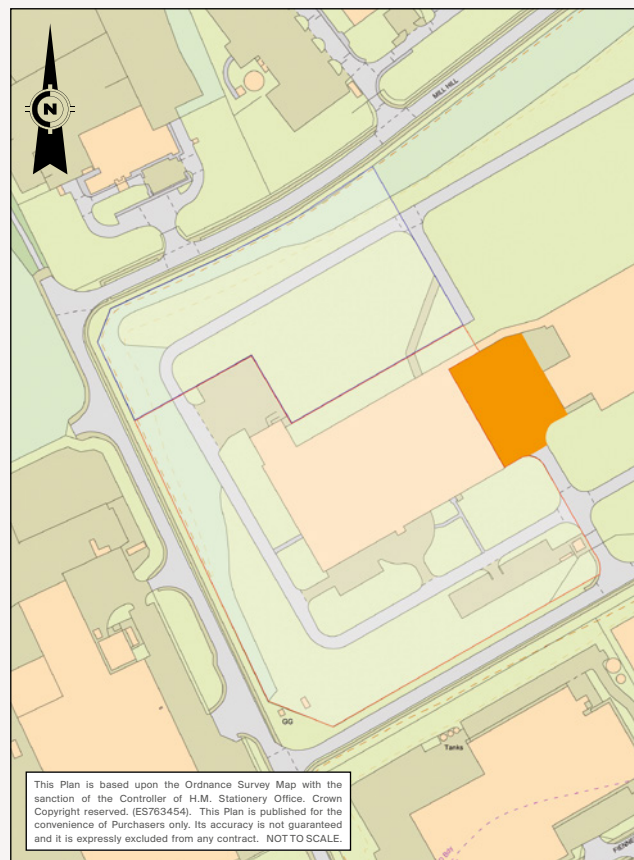
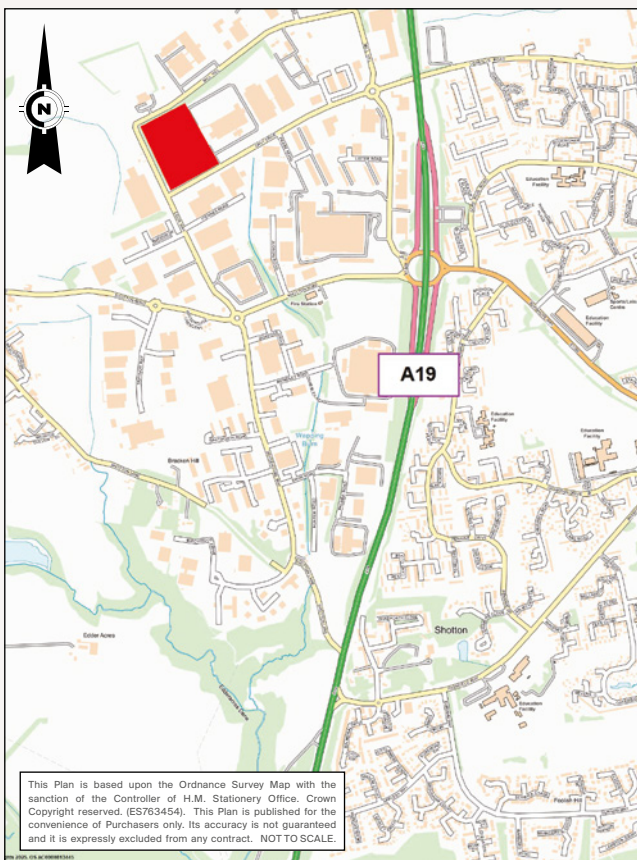
ENERGY PERFORMANCE



TERMS

The property within the red line boundary is available on a Freehold basis for offers in the region of £2,250,000.

The expansion land outlined in blue is available by way of separate negotiation.



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