



# TO LET

Stephenson Road, Peterlee, Co.Durham SR8 5AY

## Warehouse/Distribution Unit

55,497 sq ft (5,155.84 sq m)



Maximum  
Eaves Height



11 Dock Level  
Loading Dors

 CUSHMAN &  
WAKEFIELD

0113 233 7300

[cushmanwakefield.co.uk](http://cushmanwakefield.co.uk)

**HTA**  
REAL ESTATE

0191 245 1234

[www.htare.co.uk](http://www.htare.co.uk)

# SUMMARY

The property comprises a modern warehouse with high bay extension totalling **55,497 sq ft (5,155.84 sq m)** on a site of **3 acres (1.21 ha)**



Access is via two vehicular entrance points off Stephenson Road with the site providing excellent access to the A19 which in turn provides access to the A1(M) and the wider North East region.

The property presents a rare opportunity to acquire a large scale modern logistics unit in the North East of England.





# WHAREHOUSE



# ACCOMMODATION

The property comprises a high bay warehouse with ancillary office accommodation.

A steel portal frame construction with steel profile sheet cladding to the elevations and a steel sheet clad pitched roof over.

Externally the site extends to 3.3 acres (1.21 ha) providing 42% site density with extensive service yard to the front of the warehouse facility with 11 dock level access doors and one ground level loading door. There is also a designated staff and visitor parking area to the western elevation.

	SQ FT	SQ M
<b>WAREHOUSE</b>	<b>51,982</b>	<b>4,829.29</b>
Ground Floor Office / Ancillary	3,205	297.75
First Floor Office / Ancillary	310	28.80
<b>TOTAL</b>	<b>55,497</b>	<b>5,155.84</b>



# SPECIFICATION



1 Ground Level Loading Door



11 Dock Level Loading Doors



13m Eaves Height



35m Yard Depth



44 Car Parking Spaces



1 MVA Warehouses



Additional Trailer Parking  
1.3 acres (0.53 ha)

# LOCATION

The property is located on the junction of Essington Way and Stephenson Road approximately 1 mile north of Petrelee Town Centre.

The A19 is located approximately 1 mile to the west which in turn links into the A1(M) providing excellent arterial road links throughout the region and the wider national motorway network.

Destination	Approx Distance (Miles)
Durham	11.5
Middlesbrough	21
Newcastle	22.5
Leeds	86.5
Sheffield	115
Manchester	129
Liverpool	158.5
Birmingham	191

Ports	Approx Distance (Miles)
Seaham Docks	6
Port of Sunderland	11.5
Port of Tyne	19
Teesport	26.5





## TERMS

The property is available by way of a new FRI lease on terms to be agreed.

## RATES PAYABLE

The property has a current Rateable Value for the whole site including a warehouse extension, therefore it will be re-assessed upon subdivision.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with the completion of any transaction.

## VAT

We understand that the property is opted to tax and therefore VAT will be payable.

## MONEY LAUNDERING REQUIREMENTS

To comply with Anti-Money Laundering regulations, the purchaser will be required to provide the following information:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the buyers/funders/lessee.

## ENERGY PERFORMANCE CERTIFICATE

The premises have been assessed to have an EPC Rating of D82.

## VIEWING



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Misrepresentations Act 1967 and Consumer Protection from Unfair Trading Regulations 2008 – these particulars shall not form part of any offer or contract and no guarantee is given to the condition of the property or the accuracy of this description. Any intending purchaser or tenant is not to rely on any representation made in these particulars and must satisfy themselves as to their own investigations before entering into any contract. February 2022.