

# to let



*The industrial property specialists*

**UNIT 13  
PEASE ROAD  
NORTH WEST INDUSTRIAL ESTATE  
PETERLEE  
SR8 2RD**



- MID TERRACE WAREHOUSE / WORKSHOP WITH COMMUNAL PARKING AND LOADING
- TOTAL GIA: 596.06 M<sup>2</sup> (6,416 SQ FT)
- FLEXIBLE TERMS / COMPETITIVE RENTS
- GOOD ACCESS TO MAIN ROAD NETWORK AND LOCAL SERVICES / AMENITIES

[www.frewpain.co.uk](http://www.frewpain.co.uk) t: 0191 229 9517 e: [james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)



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property  
professionalism  
worldwide

Frew Pain & Partners, Collingwood Buildings,  
38 Collingwood St, Newcastle upon Tyne, NE1 1JF



## LOCATION

The property and site are located on Davy Drive, North West Industrial Estate, Peterlee.

The estate is located near the main A19 trunk road and offers excellent communication links both North and South.

The surrounding estate is mainly industrial offering a mixed selection of warehouse and manufacturing units, of varying sizes.

The exact location is shown on the attached plan.

## DESCRIPTION

The subject property offers a mid terrace workshop / warehouse set within a larger industrial estate.

The subject property is of steel portal frame design with brick and blockwork infill walls and flat metal sheet / felted roof over.

Internally the property offers an effective eaves height of 4.2m, concrete floors and LED lights.

There are various open plan offices / reception and WC facilities located to the front of the unit.

Vehicular access to the accommodation is via a single steel automatic security shutter.

Externally there is a communal loading yard and car parking

## ACCOMMODATION

From onsite measurements the following areas have been calculated:

Workshop 596.06 m<sup>2</sup>  
(inc Office / WC facilities)

**TOTAL GIA 596.06 M<sup>2</sup>  
(6,416 SQ FT)**

## SERVICES

The property benefits from all mains services.

It is recommended that all interested parties contact the local service providers to ensure that the services are installed and operational.

## BUSINESS RATES

We understand from the Local Rating Authority that the premises have been assessed at:

**RV £24,500**

(It is recommended that all interested parties contact the Local Authority to confirm RV figures.)

## TENURE

The property is available by way of new Full Repairing and Insuring lease for a term of years to be agreed.

## SERVICE CHARGE

A nominal service charge is payable for the up keep and maintenance of common areas.

## RENT

Our client is seeking a rental in the region of £34,646 pa.

A rent bond of 3 months will be payable and held for the duration of the lease.

Incentives may be available subject covenant and lease term.

## ENERGY PERFORMANCE CERTIFICATE

C – 69

Full details upon request.

## VAT

VAT will be chargeable at the prevailing rate.

## LEGAL COSTS

The ingoing tenant will be responsible for the landlords' reasonable legal costs in connection with any transaction.

## VIEWING

By prior appointment with Frew Pain & Partners, contact:

**James E F Pain**

**Tel: 07841 871710**

**Email:**

[james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)

Dec 2023







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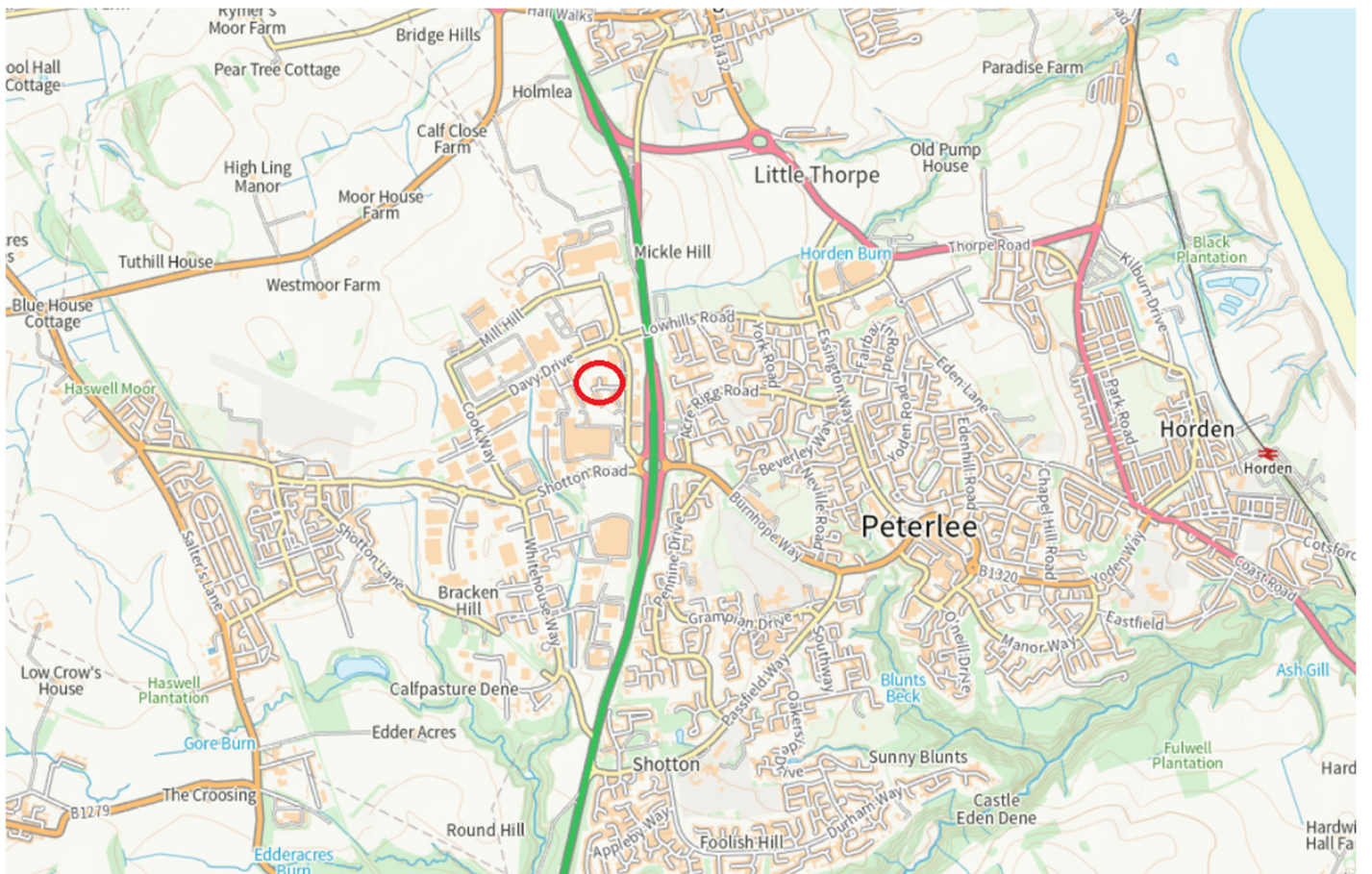
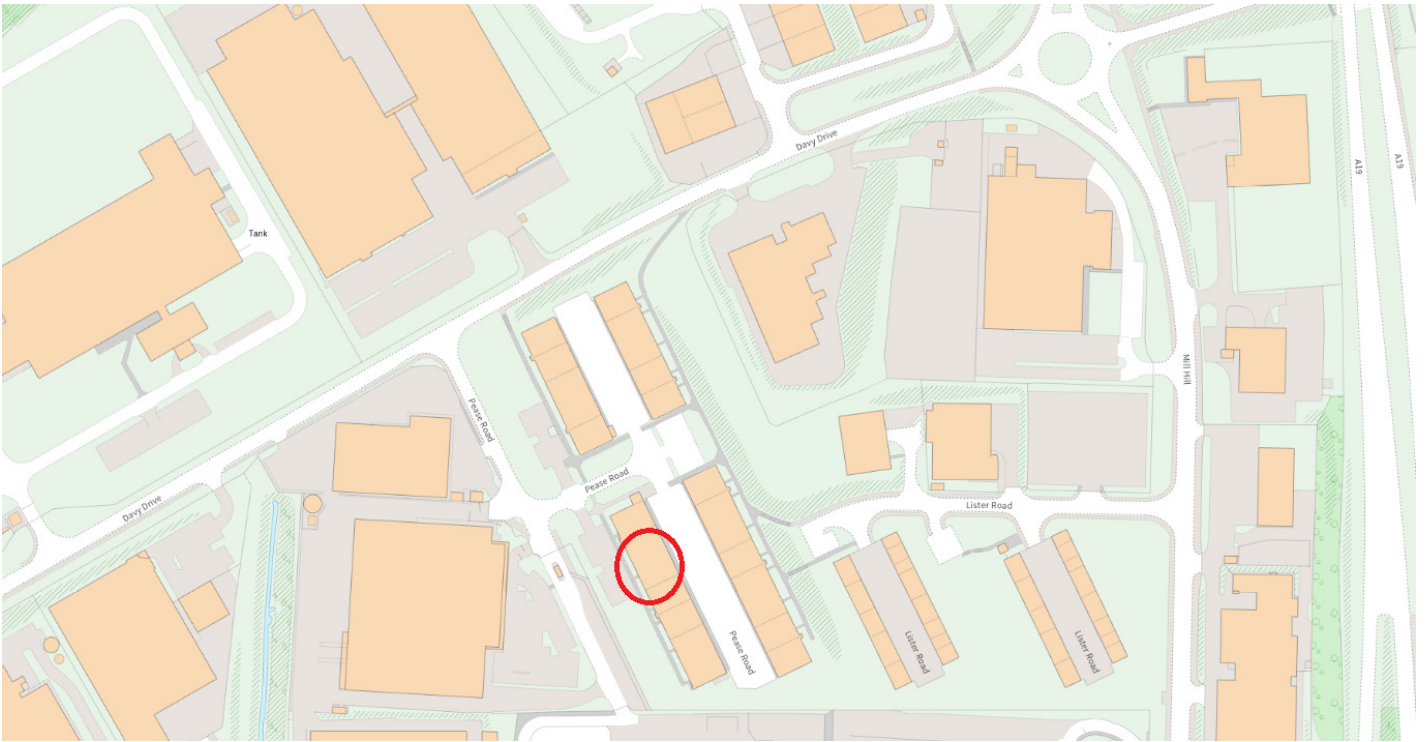


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