



## **Glass House, Mill Hill, North West Industrial Estate, Peterlee, SR8 2HR**

- **Highly prominent factory/warehouse unit**
- **1 MVA power available**
- **Modern two-storey offices**
- **Excellent access to A19**

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**Avison Young**

Fourth Floor  
Central Square  
Forth Street  
Newcastle Upon Tyne  
NE1 3PJ

## Warehouse/Factory unit for lease

### Property Description

The property comprises a detached manufacturing facility with two-storey office accommodation. There are 4 bays of steel portal frame construction, with brick and block elevations. Above the brickwork, the unit is clad with insulated profile sheeting to the walls and roof.

The warehouse incorporates solid concrete floors and painted block work elevations. Goods access is via two level loading doors, one to the north elevation and one to the south elevation.

The premises were completely overhauled and refurbished in 2016.

The office accommodation has been fitted out to a high specification with a glass internal staircase to first floor. The offices benefit from a reception area, canteen and WC facilities. The main office provides an open plan area and glazed internal meeting rooms benefiting from raised access floors, LED lighting, plastered and painted walls, wall mounted radiators, and suspended ceilings.

Externally there is a concrete yard area and car parking to the south of the premises.

### Location

Peterlee is situated in a strategic location midway between Newcastle upon Tyne and Teesside on the A19 dual carriageway trunk road, which links to the A1(M) and national motorway network.

North West Industrial Estate is a well-established location and has direct access onto the A19 with local occupiers including Caterpillar, NSK, Sotech Optima in close proximity.

The property is located on the corner of Mill Hill and Davy Drive, to the north of the main Caterpillar factory.

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### Specification

- Refurbished in 2016
- Two level loading doors
- LED lighting & gas blower heating
- Extensive power supply
- 7.6m clear height to eaves
- Two-storey office accommodation
- 60 car parking spaces
- Immediate access to A19

### Accommodation

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

Area (GIA)	Sq ft	Sq m
Warehouse/Factory	48,438	4,500
Ground Floor Office/Amenities	4,982	463
First Floor Office	3,171	295
<b>Total</b>	<b>56,591</b>	<b>5,258</b>

### EPC

The property has an EPC rating of C51

### Rent

£283,000 per annum

### Rates

The rateable value of the premises is £151,000.

### Legal Costs

Each party is to be responsible for their own legal costs.

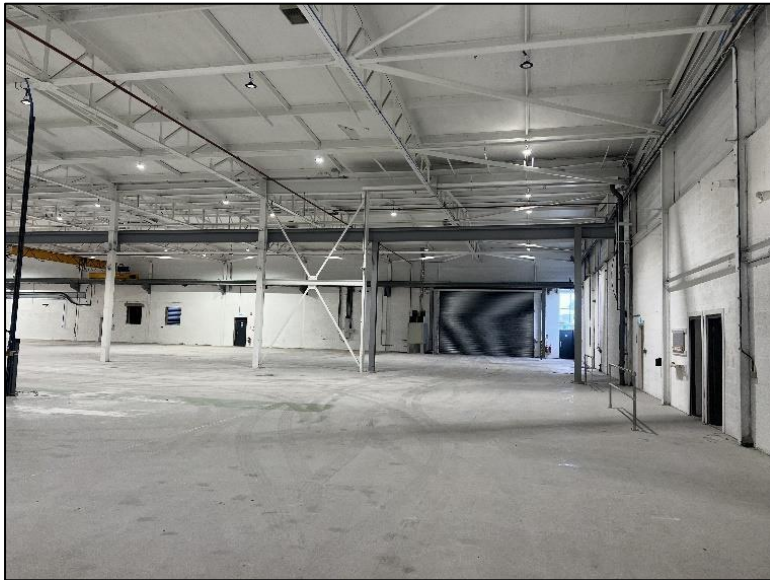
### Tenure

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

### VAT

VAT if applicable will be charged at the standard rate.

## Warehouse/Factory unit for lease

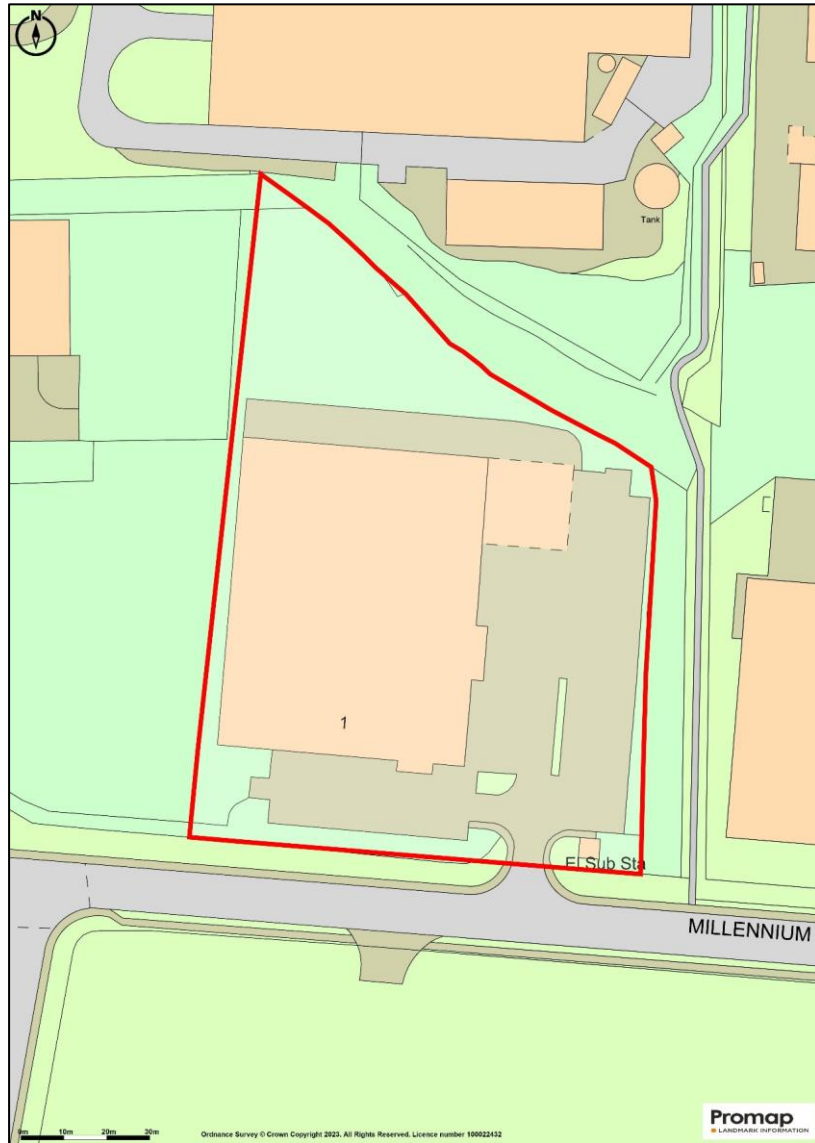


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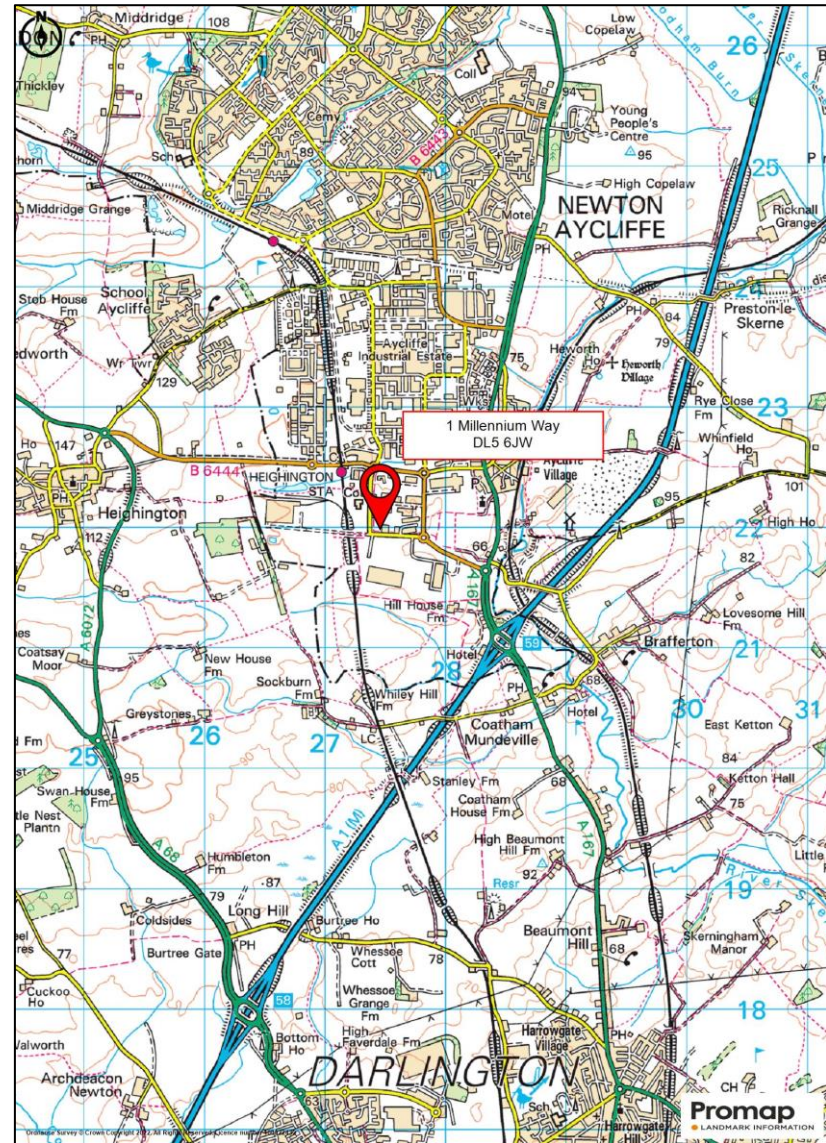


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# Get more information

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