



Unit 4 Traynor Way, Peterlee, County Durham, SR8 2RU

- Detached industrial warehouse unit of circa 40,000 sq.ft
- £170,000 per annum
- 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 unit for lease

Unit 4 Traynor Way, Peterlee, County Durham, SR8 2RU

Property Description

The property comprises a detached industrial warehouse with two-storey office accommodation. It is of steel portal frame construction, with brick and clad walls, concrete flooring, and curved cladded roofs. Goods access is via four level loading doors, three to the east elevation and one to the west elevation.

The unit will provide clear warehouse space and has been fitted out to a high specification. The offices benefit from a board room and WC facilities to the ground floor, and open plan offices, meeting rooms, and kitchen/breakout facilities to the first floor. The office space benefits from raised access flooring, LED lighting, plastered and painted walls, wall mounted radiators, air conditioning, and suspended ceilings.

Externally there is a concrete yard area and car parking to the front of the premises. To the rear, the development land has been concreted to provide a service yard with vehicle access.

Location

The property is located on Traynor Way within Whitehouse Office Park, on the western fringe of Peterlee.

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. It is also well positioned in relation to North East ports, including Teesport, the Port of Tyne, and Seaham.

The area is a well-established commercial location with surrounding occupiers including SoTech Optima, Caterpillar, and Brakes, who are all in close proximity.

Tenure

The premises are available by way of an assignment of the existing FRI lease which expires on 1st November 2027. As the lease is inside the Landlord and Tenant Act 1954, the assignee will have security of tenure at lease expiry.

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Specification

- Modern detached warehouse
- Four level loading doors
- Front and rear yard areas
- 3 Phase power
- 6.8m clear height to eaves
- Two-storey office accommodation
- Extensive car parking
- 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	36,602	3,400.5
Ground Floor Office	2,012	186.9
First Floor Office	2,012	186.9
Total	40,626	3,774.3

EPC

The property has an EPC rating of D96

Rent

£170,000 per annum (£4.18 per sq. ft.)

Rates

The property is to be reassessed by the Valuation Office Agency.

Legal Costs

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

VAT

VAT if applicable will be charged at the standard rate.

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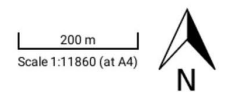


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