





## Summary

- Modern Workshop/Industrial Units To Let
- Sizes range from 3,182 sq ft to 6,416 sq ft
- Rents from only £1,585 pcm

## Description

The subject properties are of steel portal frame construction with blockwork elevations and profile sheet roofs. Unit 5 has been refurbished to a good standard with suspended LED spotlights as well as office content and WC facilities to the rear of the premises. Each unit generally has 3 phase electricity supply, electric roller shutter doors to a height of 3.71m and car parking/service yard to the front. Minimum eaves height in general is approximately 4.00m.

## Accommodation & Rent

Description	sq m	sq ft	Rent (per annum)
Unit 5	296.18	3,188	£12,752
Unit 6	595.23	6,407	£19,221
Unit 9	295.61	3,182	£12,728
Unit 10	295.61	3,182	£12,728
Unit 13	596.06	6,416	£16,040

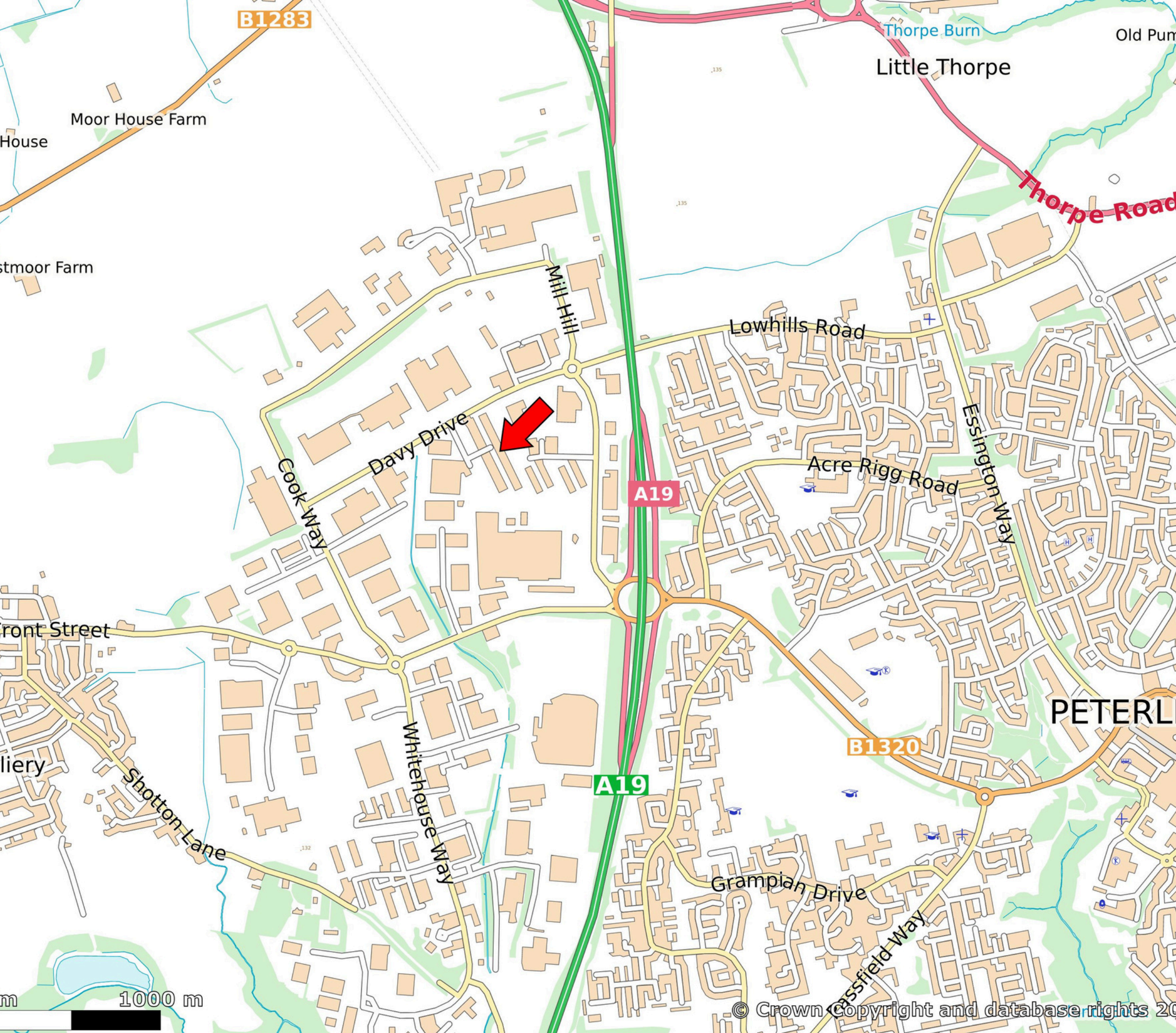
## Lease Terms

The units are available to let on a new Full Repairing Lease or License for a term of years to be agreed. The minimum term commitment is 12 months.

## Services

We understand the property benefits from having all mains services connected, however, interested parties are advised to carry out their own investigations with regard to this matter.





## Location

The units are located on Pease Road Industrial Estate which forms part of the larger North West Industrial Estate in Peterlee, County Durham. The estate is conveniently located immediately adjacent to the A19 with Durham, Sunderland and Newcastle upon Tyne easily accessible within 30 minutes. Access to the A1(M) is approximately 8.5 miles to the west. North West Industrial Estate houses a number of major occupiers including Caterpillar, NSK Bearings, GT Group and TRW Automotives.

## Business Rates/Energy Performance Certificate

Unit	Rateable Value	EPC Rating
Unit 5	£12,500	C (70)
Unit 6	N/A	C (70)
Unit 9	£12,500	C (70)
Unit 10	£12,500	C (70)
Unit 13	£25,500	C (69)

Interested parties are advised to make their own enquiries with the Local Authority.

Full copies of the certificates are available for inspection upon request.

## Anti Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source and funding will be required from the successful purchaser.

## VAT & Legal Costs

All rents quoted are deemed exclusive of VAT where chargeable.

Each party to bear their own legal costs.

## Further Information

VIEWINGS STRICTLY BY APPOINTMENT ONLY WITH THE AGENT  
FOR FURTHER INFORMATION PLEASE CONTACT:



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