



To Let

Industrial/Warehouse Unit

**Unit 4 Whitehouse Way
South West Industrial Estate
Peterlee
SR8 2RA**

- 2,043.43 sqm (21,996 sq ft)
- To be comprehensively refurbished
- Prominent Position on Whitehouse Way

SUBJECT TO CONTRACT

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Location

South West Industrial Estate is an established industrial and commercial location benefiting from excellent communication links, located in close proximity to the A19 which is a 3-minute drive away.

Description

The property is a detached warehouse of steel portal frame construction with flat roof including glass skylights. The warehouse area has concrete flooring along with a minimum eaves height of 5.2m to the steel crossbeams raising to 6.4m at the roof sheeting. The roller shutter on the southern elevation measures 4.4m wide by 5.2m high with the roller shutter on the northern elevation measuring 3.8m wide by 5.2m high.

There is an office block located within the property which includes male and female WCs, a kitchenette area and broadly open plan office accommodation over ground and first floors.

The landlord intends to refurbish the property prior to a new tenant taking occupation and this will include LED lighting to both warehouse and office areas, full redecoration and installation of new roller shutter doors along with external redecoration of the cladding.

Accommodation

The unit has the following gross internal areas

	SQM	SQ FT
Warehouse	1,800.31	19,379
GF Offices	121.61	1,309
FF Offices	121.61	1,309
TOTAL	2,043.43	21,996

Rent

£110,000 per annum exclusive

Terms

Available to let on a new FRI lease for a term of years to be agreed.

Services

The property benefits from all mains services

Rent

On application.

Costs

Each party to be responsible for their own legal and surveyor's costs incurred in the transaction

EPC

Following refurbishment, the target EPC Rating will be B

VAT

All figures quoted are exclusive of VAT which may apply.

Anti Money Laundering

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

Viewing

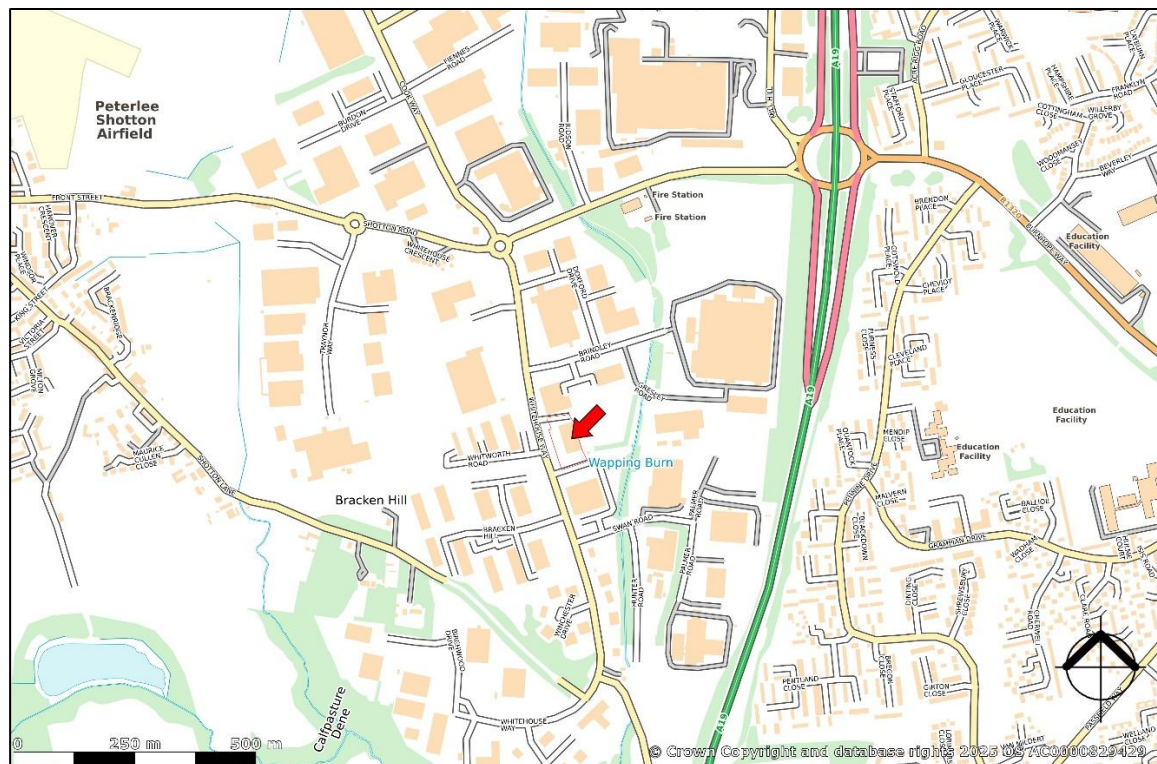
Via Agents HTA Real Estate

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