



To Let

Stephenson Road, Peterlee, SR8 5A

- Industrial/Warehouse units
- Unit sizes from 7,000 sq ft
- Ability to combine units to provide up to 100,000 sq ft
- To be refurbished
- Established location close to the A19

SUBJECT TO CONTRACT

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HTA Real Estate
Floor A
Milburn House,
Dean Street,
Newcastle upon Tyne
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Location

The property is located on the North East Industrial Estate, Peterlee, County Durham approximately 8 miles to Durham city centre, 11 miles south of Sunderland and 23 miles south east of Newcastle upon Tyne.

The estate benefits from excellent road communications being situated adjacent to the A19 trunk road which provides direct access to Sunderland/ Newcastle to the north and Teesside to the south.

Description

The units will incorporate the following specification:

- Steel Portal Frame
- Minimum Clear Working 4.85M to 8.1M
- Dock and Level Access Loading
- Offices
- Lighting
- WC's

Accommodation

The units have the following approximate gross internal floor areas.

The areas will be subject to final measurement

Unit	sq m	sq ft	Rent (per annum)
1	2,601	28,000	£98,000
2	1,858	20,000	£70,000
3	2,415	26,000	£91,000
4	1,486	16,000	£56,000
5	6,503	7,000	£28,000
6	4,830	52,000	£182,000
7 (Offices)	1,858	20,000	£70,000

Terms

The property is available To Let by way of a new full repairing and insuring lease on terms to be agreed. Further information is available upon application.

Business Rates

The units will be assessed for rates on occupation

Service Charge

A site service charge will be levied in connection with the common parts.

Energy Performance Certificate (EPC)

The property has a number of EPC ratings.

Further information is available upon application.

Legals Costs

Each party are to be responsible for their own legal costs incurred in the transaction.

Anti Money Laundering

Under UK regulations we are obliged to confirm the identity of all parties in an agency transaction. You may therefore be asked to provide appropriate documentation to enable us to complete online identity verification.

VAT

All figures quoted are exclusive of VAT which may apply.

Viewing

Via Agents HTA Real Estate

Richard Scott - richard@htare.co.uk

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Or via our joint agents Connect Property – 01642 602 001



