

TO LET

1A Mill Hill, North West Industrial Estate,
Peterlee, Durham, SR8 2HR



Modern Warehouse/ Trade Counter Facility

11,399 Sq Ft (1,058.97 Sq M)

- Highly prominent warehouse/trade unit
- Detached property
- Excellent links to the A19

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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 A1M a 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 Mill Hill one of the main thoroughfares in the North West Industrial Estate. North West Industrial Estate is opposite the main Caterpillar factory.

Description

The property comprises a detached warehouse with trade counter fronting Mill Hill and adjacent to the A19.

The property comprises a steel frame construction building with brick elevations with clad elevations under a pitched profile metal roof.

The warehouse comprises strip fluorescent lighting throughout with gas blower heaters with an electric roller shutter door to the side elevation.

To the rear there is a store together with a mezzanine office with kitchen and toilet facilities. These areas have suspended ceilings, LED lighting and gas fire heating.

The eaves extends to 4 metres to the underside haunch and 5 metres to the gutter line.

Externally there is car parking to the front of the property with loading to the side where there is an electric roller shutter measuring 4.9 metres wide x 4 metres high. There is a small open yard to the rear.

There is three phase electricity together with mains, water and gas supply.

Accommodation

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

	Sq Ft	Sq M
Warehouse/Trade Counter	9,952	924.54
Mezzanine	1,447	134.43
Total	11,399	1,058.97

Terms

The property is held on a 10 year FRI lease from 3rd January 2022 with a break clause and rent review at the fifth anniversary. There is a schedule of condition in place.

Rent

£42,000 per annum exclusive.

EPC

The property has a rating of E123.

Rateable Value

The Valuation Office describes the property as 'Warehouse and Premises'.

Rateable Value (2023 List) : £41,250.

Legal Costs

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

VAT

All figures quoted are exclusive of VAT where chargeable.

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Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.





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