



TO LET – Extensive Warehouse/Factory with Extensive Yard

Unit 2 Whitehouse Way, South West Industrial Estate, Peterlee, Durham,
SR8 2RA

Naylors 
Gavin Black
Commercial Property People

- Excellent links to the A19
- Recently refurbished offices
- Recently externally reclad
- Extensive enclosed yard

Location

The property is located on Whitehouse Way, Shotton Colliery, Peterlee within the South West Industrial Estate adjacent to the A19 trunk road.

The property sits to the west of Peterlee and the A19 which is the major road running parallel to the A1 which offers great distribution links north and south.

Peterlee hosts a range of many major regional and national companies including Caterpillar, NSK, Janus International, Howdens and Screwfix.

Description

The property comprises an extensive detached unit of concrete portal frame construction under a pitched asbestos clad sheet roof with concrete clad panel elevations which have recently been overclad with aluminum sheets.

There is office accommodation over two storeys to the front of the property which have been extensively refurbished recently to include reception, break-out area, open plan office, meeting rooms and WC's.

These areas have LED lighting, gas central heating, double glazed windows with a mix of tiled and carpet floors.

To the rear there is a large canteen together with plantroom.

The warehouse is split into four interconnecting bays which have LED lighting providing an eaves height of 8.5 metres with a number of loading doors to the east and north elevations. There is a

sprinkler system throughout the warehouse.

Externally the property has concrete and tarmac yard areas including an extensive car park.

The site is fully fenced and gated and has mains of gas, an extensive 3 Phase electricity supply, water and mains drainage.

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
Two Storey Offices	3,588	33.33
Canteen	1,357	126.07
Plantroom	1,220	113.30
Workshop	85,229	7,918.07
Total	91,394	8,490.77

Terms

The property is held on a 15 year lease from the 1st January 2019 with 5 yearly rent reviews, with a Tenant break clause at the 10th anniversary. The repairs are subject to a Schedule of Condition and the unit is available by way of assignment or sub-lease. Alternatively a new lease is available from the landlord on terms to be agreed.

Rent

£200,000 Per Annum

EPC

The property has an EPC rating of C68.

Rateable Value

The VOA describes the property as a Factory and Premises. Rateable Value (2023 list) £190,000.

Legal Costs

Each party will be responsible for their own legal and professional costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT where chargeable.

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.

For further information please contact:

Keith Stewart

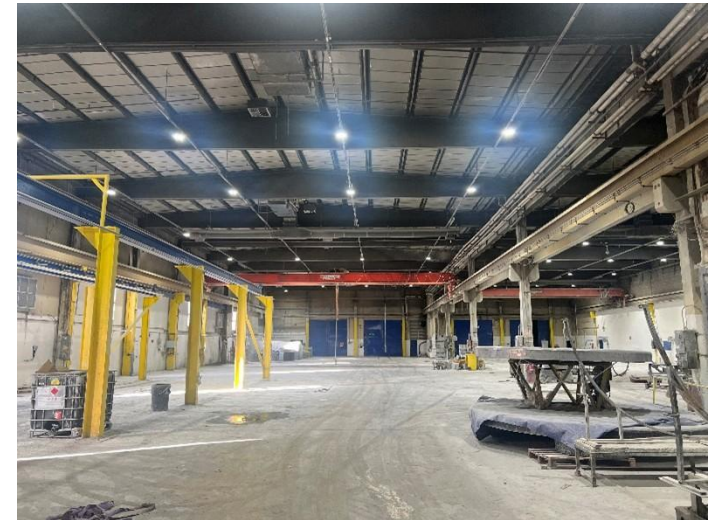
Tel: 07796302147

Email: keith@naylorsgavinblack.co.uk

Duncan Christie

Tel: 07841764765

Email: duncan@naylorsgavinblack.co.uk









NAYLORS GAVIN BLACK LLP for themselves and for the vendors and lessors of the property give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylor Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person, either principal or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.
- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

Naylors 
Gavin Black
 Commercial Property People