



Extensive Food Production / Distribution Facility with Development Potential

GIA: 16,782 sq m (180,641 sq ft)
SITE AREA: 6.6 hectares (16 acres)

- Well located close to the A19
- Extensive food production facility
- Secure Hardstanding
- Potential Development Opportunity Subject to Planning

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Location

The property is located on the North East Industrial Estate, Peterlee, County Durham, approximately 8 miles east of 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 the Tyne and Wear conurbation to the north and Teesside and North Yorkshire to the south as well as the wider national motorway network.

Description

The former Walkers factory has a long history of production dating back to the 1960's with the factory expanding over the years to the current size and layout.

As a result the building comprises the original buildings along with several extensions of differing age and design which have been added over time.

Internally the building is divided into various areas including preparation, production, packaging, warehouse, office and staff amenities.

The property comprises the following principal areas:

Production Areas

- Steel frame construction with a mixture of pitched and flat roofs.
- Food grade fit out.
- Minimum clear working heights ranging from 4.85m to 8.1m.
- Dock and level access holding.
- A mixture and resin and tiled floors.
- LED lighting and fluorescent lighting.

Warehousing

- Steel frame construction with flat roofs.
- Concrete flooring.
- Fluorescent lighting.
- Minimum heights of 6m to 7m.
- Dock and level access doors.

Dispatch

- Steel portal frame construction with a combination of pitched and mono pitched roofs.
- Minimum eaves heights of 5m to 8.3m.
- 3 dock level doors for level access loading.
- Lighting.

Offices

- 2 storey
- Mixture of open plan and cellular accommodation.
- Heating and cooling.
- Lino covered floors.
- Suspended ceilings with integrated lighting.
- Canteen.
- Male and female lockers and WC's.

External

- Secure fenced site with barrier access.
- Extensive hard standing.
- 360 degree vehicular access around site.
- Car parking with 200 spaces.

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 North East Industrial Estate, Peterlee, SR8 5AY

Accommodation & Rent

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

AREA	SQ M	SQ FT
Offices (ground & 1 st floor) Reception, Canteen, Changing rooms	2,444	26,307
Potato intake building	684	7,263
Packaging & seasoning raw materials area	3,894	41,915
Process area	4,764	51,279
Packaging area	4,068	43,788
Auto-packaging	635	6,835
Dispatch	293	3,154
Total Gross Internal Area	16,782	180,641
Total Site Area	6.6 hectares	16 acres

Tenure

Freehold.

Quoting Terms

Price on Application.

Our client may also consider a new full repairing and insuring lease for a term of years to be agreed. Rent on application.

EPC

The property has a rating of D(99).

Rateable Value

The property has a current Rateable Value of £327,000 (April 2023).

Further Details

Utilities & Services

Available utilities, capabilities & pressures:

- **Electricity** - via substation with 4 on site transformers with a total capacity of 3,600 Kva.

- **Gas** – gas main splits into a 3” 32.5mbar low pressure supply and a 6” 343mbar medium pressure supply. Inlet pressure at meter is 2 bar.

- **Water from Well** – Current licence permits 613.200m²/yr (70m²/hr capacity).

- **Water from Mains** – Pressure at 2/3bar and 2 x 4” lines.

Current Fit Out

- The factory is currently capable of producing 100 tonnes per week of cooked product through its Stephan steam cookers, with steam powered by Certruss 2021 models.
- 2 x GEA thermoformer power pack machines, 2018 and 2021 models.
- 2 x GEA slicers, 2021 models.
- Full grating line, combined of GEA and Marchant Schmidt equipment, 2018 model.
- Blast chilling facilities.
- 70 pallet freezer.
- Numerous additional chillers and freezers for pallets.
- 240 pallet chilled storage facility.
- Chilled despatch storage facility.
- Secure blending site.

Planning

The property is situated on an estate identified as suitable for employment uses. However some of the land in the surrounding area has been allocated for housing development so the subject property may be suitable for alternative uses, subject to planning.

We recommend all interested parties make their own enquiries in this regard via the Planning department at Durham County Council.

Legal Costs

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

NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK 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 part of any offer or contract.

(ii) All descriptions, 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 Naylors 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 principals 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

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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 successful purchaser.

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.

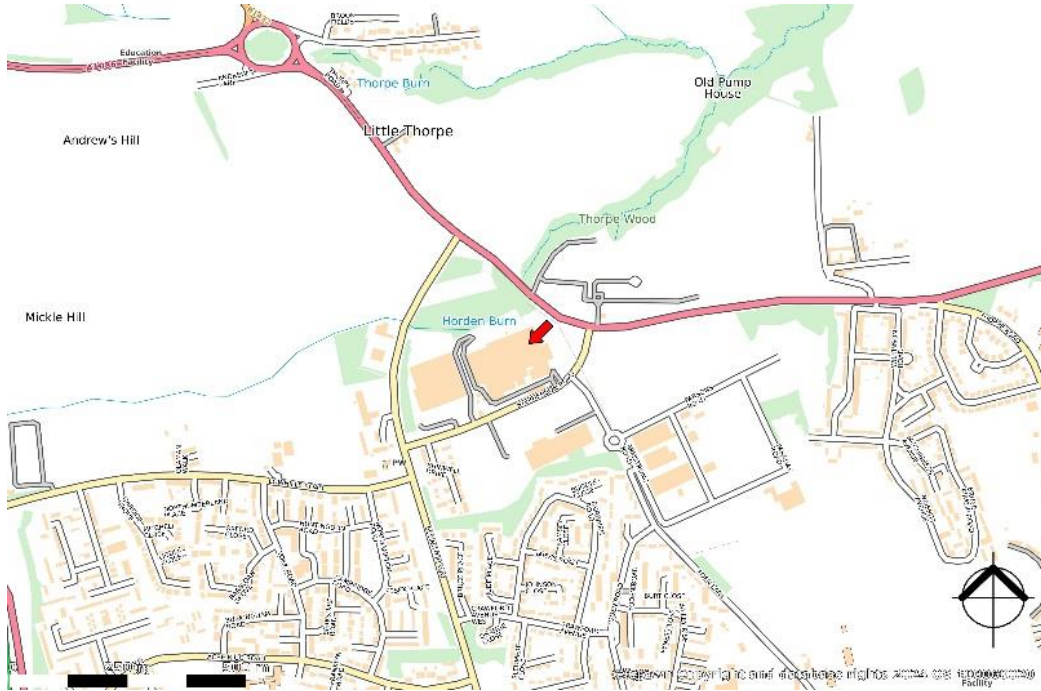
VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.



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