



To Let

909.53m² (9,790ft²)

**Palmer Road
South West Industrial Estate
Peterlee SR8 2HU**

- High Bay Warehouse
- On site car parking spaces
- Secure multi occupancy site
- 9m minimum eaves height
- Level and dock access doors

SUBJECT TO CONTRACT

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Location

Peterlee is situated midway between the Tyneside and Teesside conurbations in East Durham, with access via the A19 dual carriageway.

Palmer Road is on the South West Industrial Estate with nearby occupiers including NSK Bearings, Howdens, and IG Group. The property forms part of the Palmer Business Centre at the end of Palmer Road.

Description

High bay warehouse forming part of a larger building, being of steel portal frame with profile steel sheet cladding to the elevations. The flat metal deck roof has a membrane covering.

The warehouse unit is accessed via one level loading door and one dock level door to the eastern elevation. The unit has a minimum height of 9m with a small mezzanine.

The warehouse racking is to be removed by the current tenant or can be left in situ by separate negotiation.

Car parking and office space can also be provided on site if required.



Warehouse Accommodation

Accommodation

	sq m	sq ft
Warehouse	909.53	9,790
Mezzanine	59.02	635
Total GIA	968.55	10,425

Terms

Available by way of a full repairing and insuring lease for a term to be agreed at a rent of **£48,000** per annum exclusive.

Business Rates

Listed on the Valuation Office Agency website as follows:
RV - £37,000

Interested parties speak to the Local Rating Authority to confirm the rates payable.

Services

We understand that the property is connected to all mains services.

VAT

All figures quoted are exclusive of VAT which may apply.

Energy Performance Certificate (EPC)

The property has an EPC rating of C (70).

Viewing

Via Agents HTA Real Estate

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