



Warehouse / Workshop Unit

442.49 m² (4,763 ft²)

- Recently refurbished internally
- Popular industrial estate
- Estate Parking
- External secure yard space
- Asking Rent: £25,577.28 per annum

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TO LET

Unit 15 Davy Drive,
North West Industrial Estate, Peterlee,
SR8 2JF

Location

North West Industrial Estate in Peterlee offers a series of commercial units that can be used as industrial units, workshops, studios or storage units.

The estate is made up of a number of modern, well-proportioned single storey buildings, covering 205,036 square feet (19,047 square metres) in total.

The estate is located near the main A19 trunk road and is an easy commute to Durham, Seaham and various other towns in County Durham. Durham Rail Station, Durham Tees Valley airport and Arriva Stagecoach bus services provide public transportation to the Peterlee area.

Description

The unit is an end terrace unit and is of steel portal frame construction with blockwork walls and profile sheet roof incorporating skylights. Internally the unit benefits from concrete flooring, florescent tube lighting and male and female WC facilities.

The unit has an electric roller shutter door for access with security shutters covering the pedestrian entrance. Ample parking is provided to the front of the unit along with a gated secure yard space.

Accommodation

The property comprises the following net internal areas;

	M²	Ft²
Unit 15	442.49	4,763

Terms

The unit is available by way of a new 3 year FRI lease at a rent £25,577.28 plus VAT per annum with an annual rent increase of 10% compounded. Or it is available on a 12 month rolling licence agreement for £33,956.38 per annum plus VAT.

Rateable Value

The rating assessment currently appearing on the 2017 Valuation List is as follows: £8,500 (£10,000 from 1 April 2023). The property is described as factory and premises.

Energy Performance Certificate

The unit has a current rating of D (89).

Legal Costs

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

Money Laundering

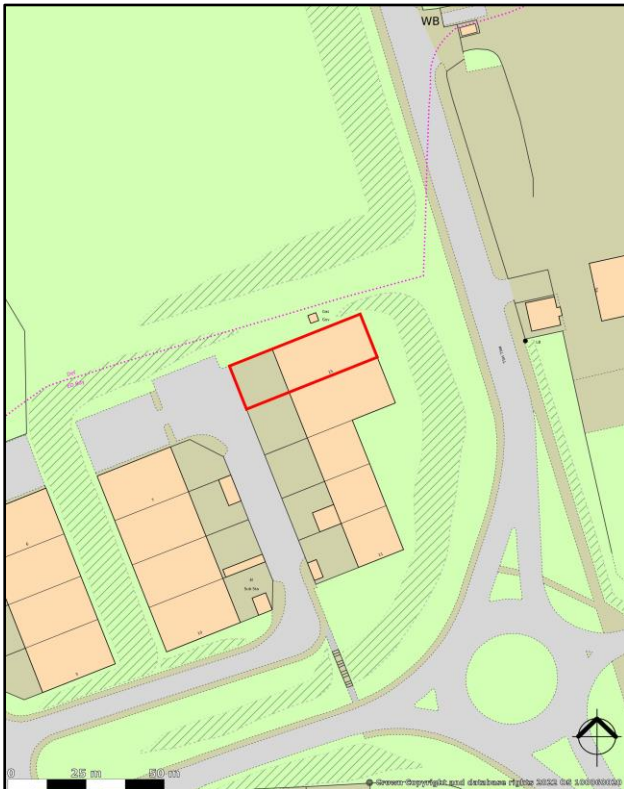
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

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, 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.

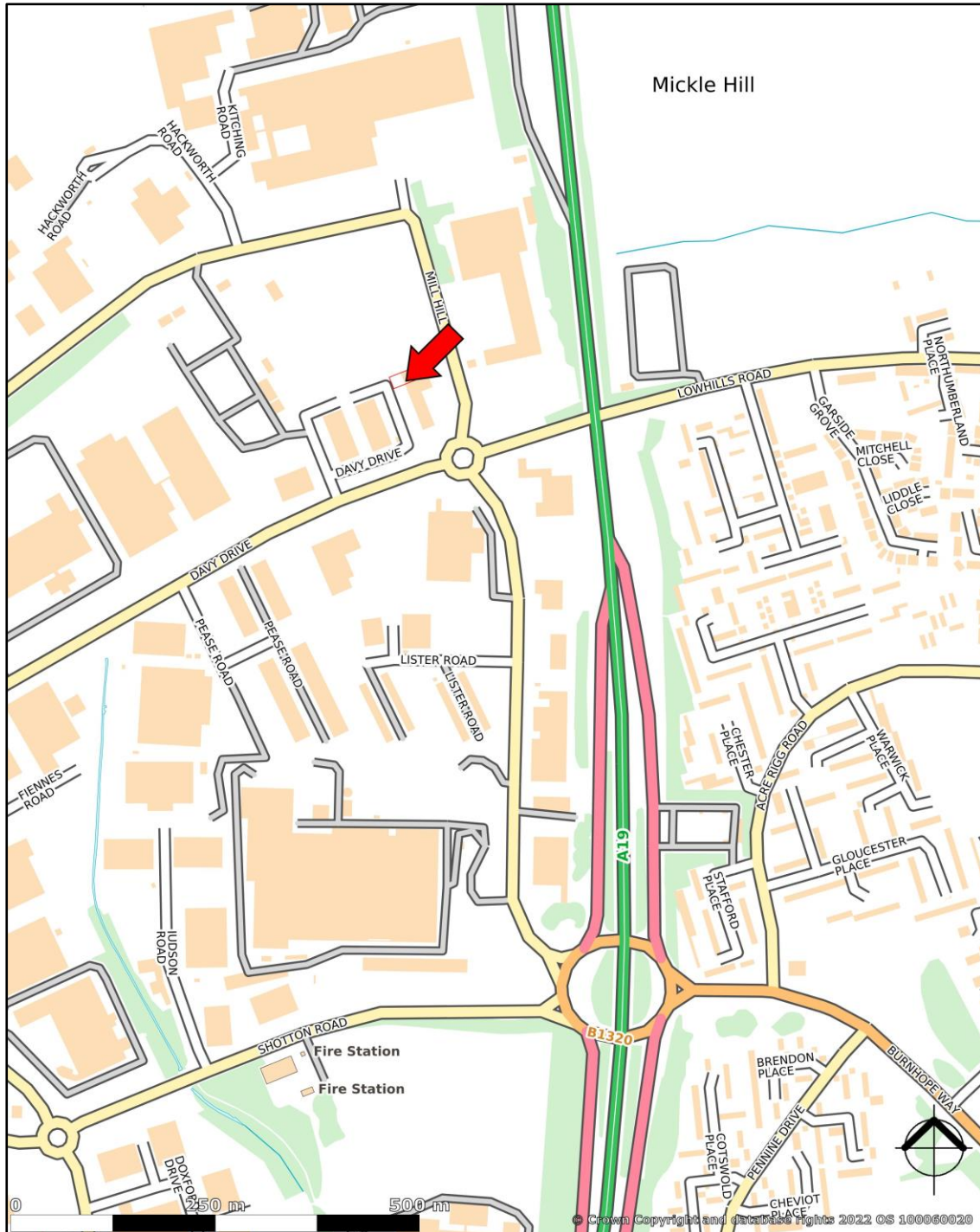


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