

UK, DURHAM

UNIT 7-8 BURDON DRIVE

NORTH WEST INDUSTRIAL ESTATE

MODERN WAREHOUSE / PRODUCTION UNIT

23,852 SQ FT (2,215.9 SQ M)

AVAILABLE NOW

SAT NAV: SR8 2JH

LOGICOR

TO BE
COMPREHENSIVELY
REFURBISHED



LOGICOR.EU

UNIT 7-8 BURDON DRIVE

NORTH WEST INDUSTRIAL ESTATE

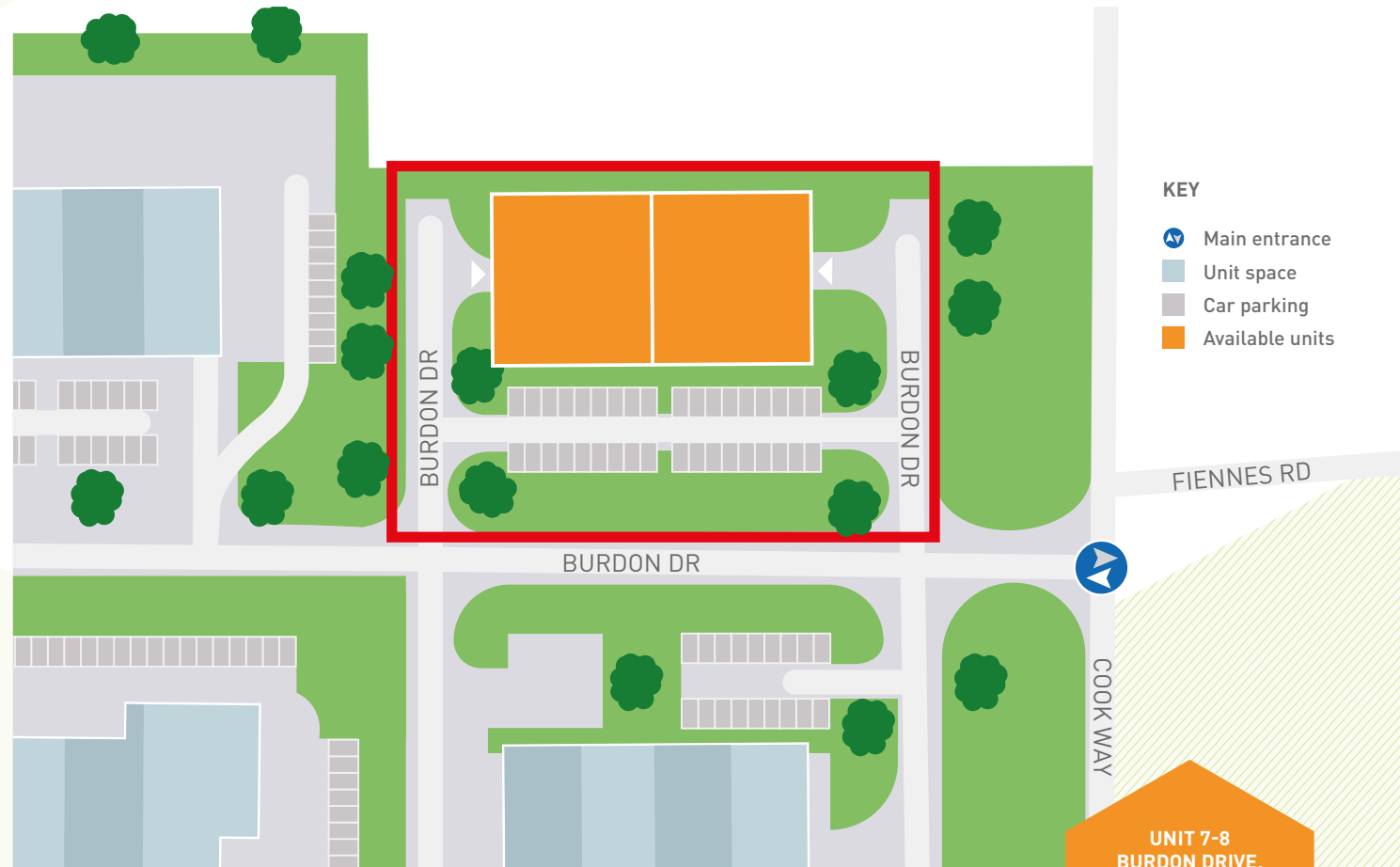
North West Industrial Estate is an established industrial and commercial location benefitting from excellent communication links, located in close proximity to the A19 which is within approximately a 3 minute drive time.



The property comprises two adjoining warehouse units that have been repurposed into one single unit of steel frame construction with brick block work walls, profile insulated cladding above under a metal deck roof, incorporating glass translucent glazing panels. Internally the property benefits from offices at ground and first floor level. The specification includes suspended ceilings with fluorescent tube lighting, gas central heating, carpet tiles and double-glazed windows. There is also a staff kitchen and mess area along with gents and ladies W.Cs. Customer access is via Burdon Drive, with the area being popular with many high profile occupiers including Screwfix, Toolstation, Howdens and Wolseley Plumb & Parts.



MODERN WAREHOUSE / PRODUCTION UNIT



ACCOMMODATION

UNIT 7-8	SQ FT	SQ M
WAREHOUSE	17,336	1,610.5
GF OFFICES	3,258	302.7
FF OFFICES	3,258	302.7
TOTAL	23,852	2,215.9

SPECIFICATION



**5.65m
Eaves height**



**2 Sectional
loading doors**



EPC EPC
target B



**Generous
parking**



**Internal
offices**



**3 Phase
power supply**

STRATEGIC LOGISTICS LOCATION

Burdon Drive is located just off Cook Way which is one of the main thoroughfares through the North-West Industrial Estate in Peterlee. This is an established industrial and commercial location benefitting from excellent communication links located in close proximity to the A19 which provides road access to Tyne & Wear in the North and to Teesside in the South. There are a number of regional and national occupiers nearby including Caterpillar, Screwfix and Toolstation.

A19: 0.9 MILES, 3 MINUTES
A1: 10.3 MILES, 14 MINUTES
A194 : 17.7 MILES, 20 MINUTES
M62: 82.8 MILES, 1HR 20 MINUTES

DRIVE TIME TO **NEWCASTLE AIRPORT** IS APPROXIMATELY **28.9 MILES, 40 MINUTES** AND **24.8 MILES, 30 MINS** TO **TEESSIDE INTERNATIONAL AIRPORT**

HORDEN: 3.5 MILES, 10 MINUTES
SEAHAM: 7.4 MILES, 14 MINUTES
DURHAM: 9.9 MILES, 20 MINUTES
HARTLEPOOL: 10.6 MILES, 18 MINUTES

NEWCASTLE: 23.3 MILES, 37 MINUTES
LEEDS: 79.2 MILES, 1 HOUR 32 MINUTES
MANCHESTER 126 MILES, 2 HOURS 26 MINUTES
EDINBURGH: 148 MILES, 2 HOUR 44 MINUTES

Misrepresentation Act 1967:
Whilst all the information in these particulars is believed to be correct, neither the agent nor their client guarantee its accuracy nor is it intended to form part of any contract.
All areas quoted are approximate. June 2023.

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NORTH WEST INDUSTRIAL ESTATE



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