



**TO LET**

## **Industrial/Warehouse Units**

**Units 17 and 25A Lister Road, North West Industrial Estate,  
Peterlee SR8 2RB**

**Naylors**   
**Gavin Black**  
Commercial Property People

- 81.84-163.78m<sup>2</sup> (881-1,763ft<sup>2</sup>)
- Established Location
- Flexible Lease Terms
- 100% Rates Relief for Qualifying Businesses

## Location

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

The estate is made up of a number of well-proportioned single storey buildings.

## Description

The units form part of a terrace and are made up of blockwork walls and profile sheet roofs. Internally each unit benefits from concrete flooring, fluorescent tube lighting and WC facilities.

Ample parking is provided to the front of the unit. Unit 13 is fitted out for a café use.

## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and provides the following approximate gross internal areas:

Unit	Ft <sup>2</sup>	Rent PA
17	1,490	<b>£12,516</b>
25A	881	<b>£8,468</b>

\*Leases may be available on Units over 1,000 – 1,500 sqft. All costs are plus VAT.

Qualifying businesses will be entitled to 100% rates relief. Interested parties are advised to make their own enquiries with the local authority.

## EPC

Unit	
13	D 94
18	E 107
19	E 107
21	E 107
23	D 94
25A	D 94

## Legal Costs

Each party will be responsible for their own legal fees.

## Rateable Value

Unit	R.V	Description
13	£5,600	Workshop & Premises
18	£6,500	Gymnasium & Premises
19	£3,900	Vehicle Repair Workshop & Premises
21	£3,900	Warehouse & Premises
23	£7,600	Factory & Premises
25A	£3,850	Workshop & Premises

## VAT

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



NAYLORS CHARTERED SURVEYORS for themselves and for the vendors and lessors of the property give notice that:

- 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.
- 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's 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.
- No person, either principal or employee, at NAYLORS CHARTERED SURVEYORS has any authority to make or give any representation or warranty in relation to this property.
- 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.

**For further information please  
contact:**

Jake Smith

Tel: 0191 232 7030

Email: [jake.smith@naylorsgavinblack.co.uk](mailto:jake.smith@naylorsgavinblack.co.uk)



NAYLORS CHARTERED SURVEYORS 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's 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 CHARTERED SURVEYORS 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.

**Naylor's**   
**Gavin Black**  
Commercial Property People

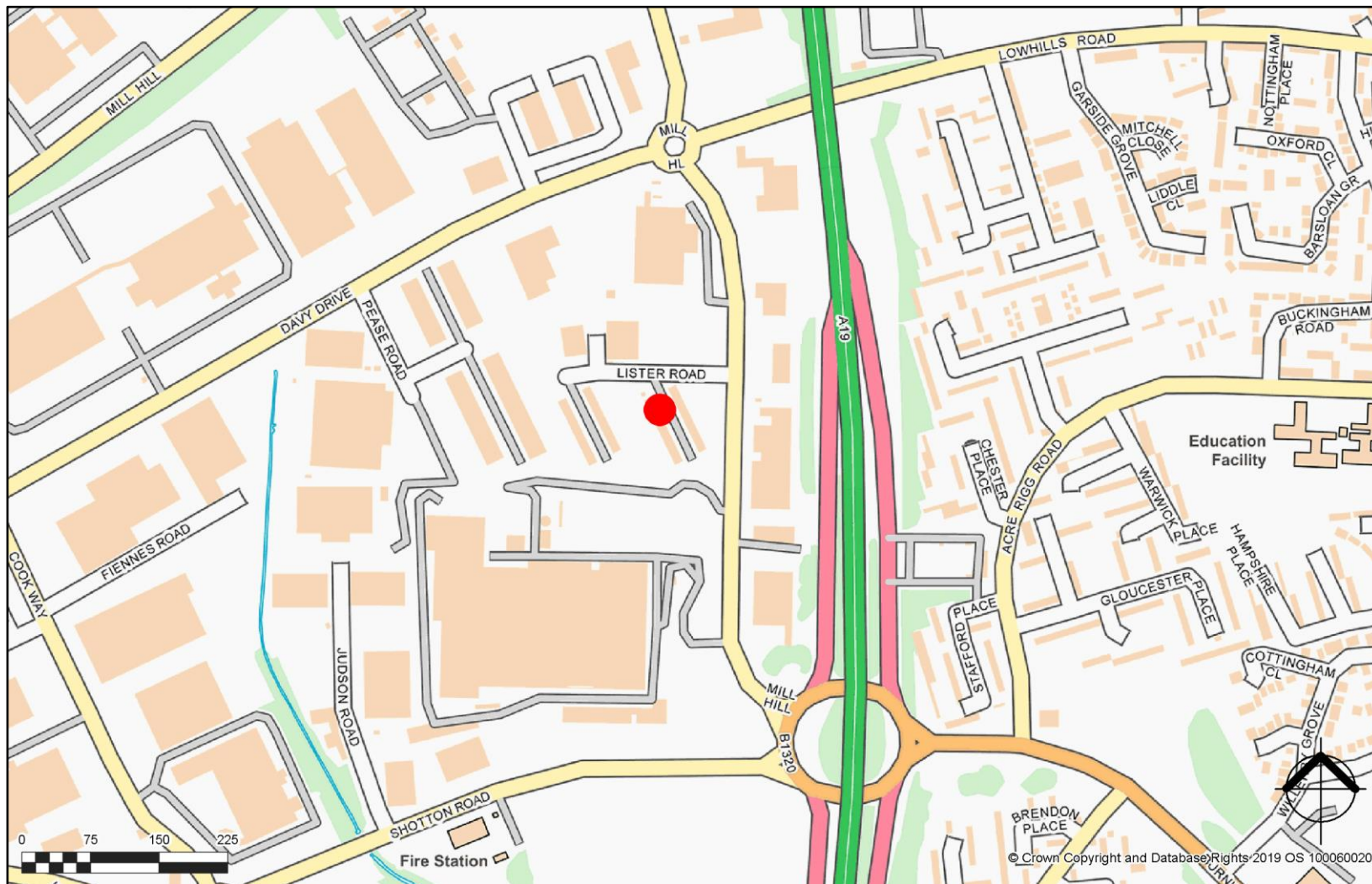




NAYLORS CHARTERED SURVEYORS for themselves and for the vendors and lessors of the property give notice that:

- (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's 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 CHARTERED SURVEYORS 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.

**Naylor's**   
**Gavin Black**  
 Commercial Property People



NAYLORS CHARTERED SURVEYORS 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 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 CHARTERED SURVEYORS 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.