



**TO LET**

**Industrial/Workshop Units**

**Pease Road, North West Industrial Estate, Peterlee, SR8 2RD**

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

## 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 units form part of a terrace and are of steel portal frame construction with blockwork walls and profile sheet roofs incorporating skylights. Internally the units benefit from concrete flooring, florescent tube lighting, male and female W.C facilities and carpeted office accommodation.

The units have electric roller shutter doors generally measuring 3.82m (wide) x 3.56m (high). Minimum eaves height to the haunch is 3.84m. Ample parking is provided in the service yard and also car parks within the estate.

## Services

The unit is provided with mains supplies of services including three phase electricity supply.

## Accommodation Schedule

**All leases are subject to an annual fixed uplift of 10% compounded.**

Unit	m <sup>2</sup>	ft <sup>2</sup>	Rent (pax)
3	295.61	3182	12 month rolling licence - £25,168 per annum  3 year lease - £18,997 per annum.
5	296.17	3188	12 month rolling licence - £25,215 per annum  3 year lease - £19,032 per annum.

Unit	m <sup>2</sup>	ft <sup>2</sup>	Rent (pax)
9	295.61	3182	12 month rolling licence - £25,167 per annum  3 year lease - £18,997 per annum.
13	596.06	6416	12 month rolling licence - £50,745 per annum  3 year lease - £38,304 per annum.

## Terms

The units are available on a new lease or licence with a minimum commitment of 12 months.

## EPC

Unit 3 – C (70)

Unit 5 - C (70)

Unit 9 – C (71)

Unit 13- C (69)



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## VAT

All figures quoted are exclusive of VAT where chargeable.

## Legal Costs

Each party to bear their own legal costs.

## Rateable Value

Unit	Rateable Value (April 2023 List)	Description
3	£12,500	Factory & Premises
5	£12,500	Factory & Premises
9	£12,500	Factory & Premises
13	£25,500	Factory & Premises

## Further Information

For general enquiries and viewing arrangements please speak to or email:

Duncan Christie

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0191 211 156

Or

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07734 229 958



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