



**TO LET**

**Industrial/Warehouse Units**

**Unit 2 and Unit 21 Lister Road, North West Industrial Estate,  
Peterlee SR8 2RB**

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

- 882 – 900 sqft
- 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.

## 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
2	900	<b>£9,789 plus VAT</b>
21	882	<b>£8,789 plus VAT</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

TBC.

## Legal Costs

Each party will be responsible for their own legal fees.

## Rateable Value

TBC.

## 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.

## For further information please contact:

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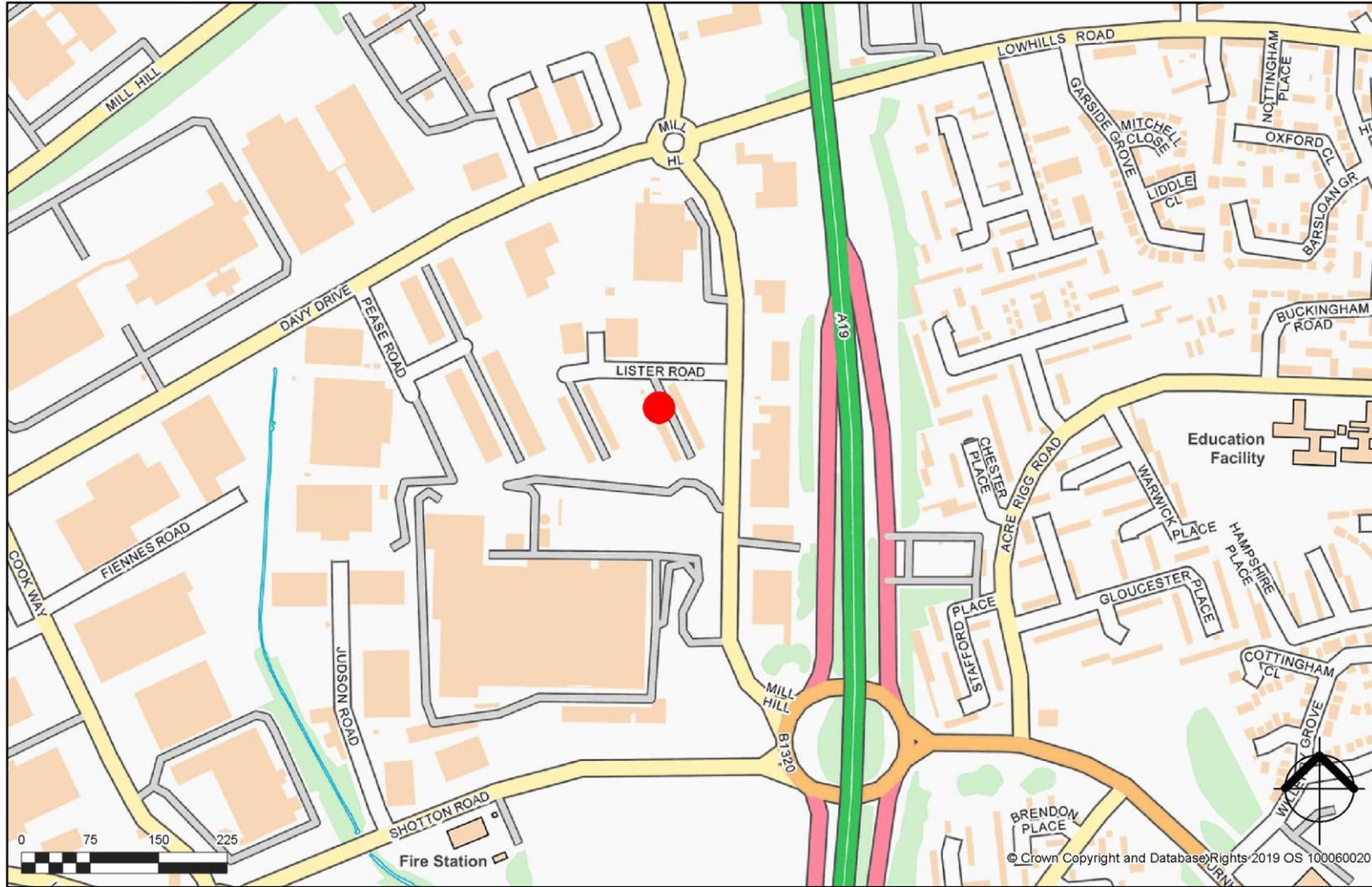
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