

Unit 7-8

Burdon Drive

North West Industrial Estate, Peterlee, SR8 2JH

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Modern warehouse / production units
11,926 sq ft - 23,853 sq ft

Available now

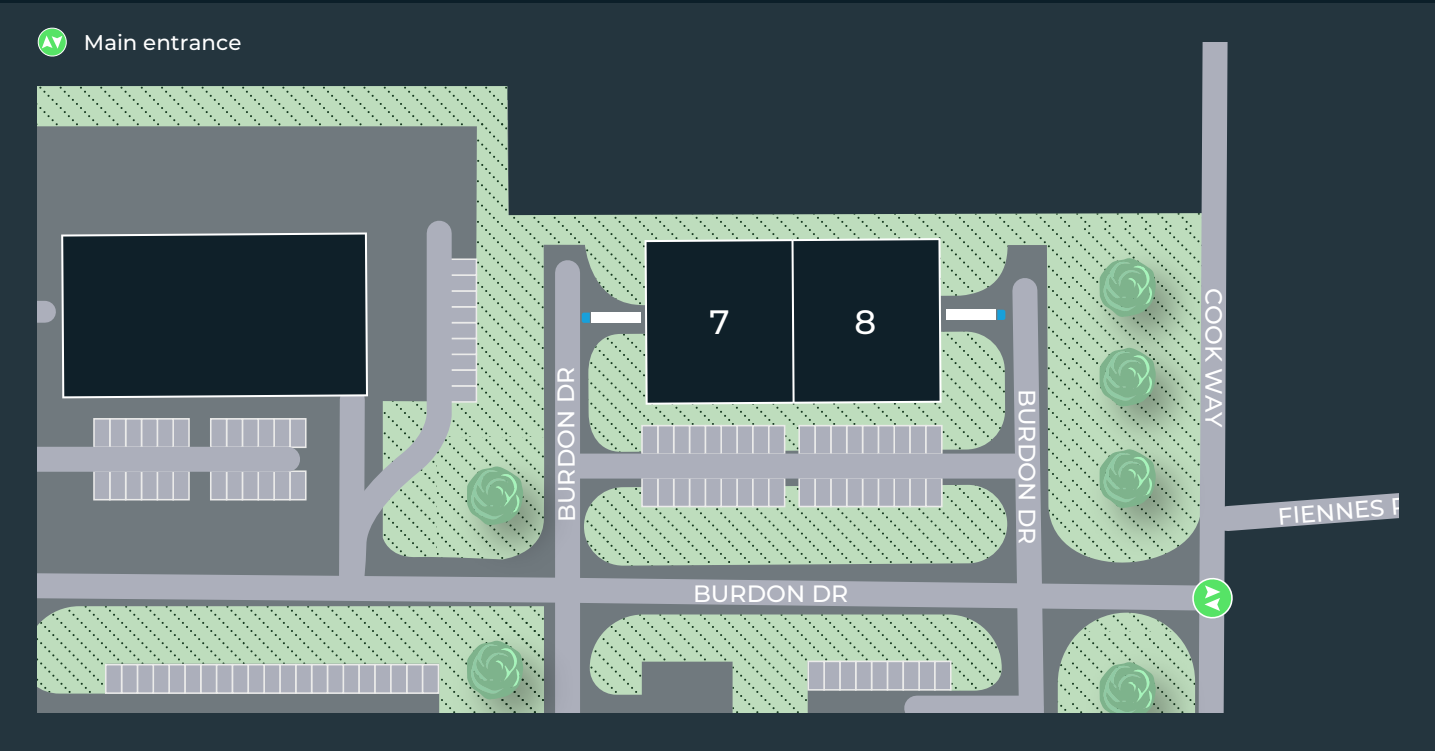
To be comprehensively refurbished



Unit 7-8 Burdon Drive

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 blockwork walls and profile insulated cladding above, under a metal deck roof incorporating glass translucent glazing panels. The units are available either as a whole or on a split basis, from 11,926 sq ft, subject to requirements. 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.



Accommodation

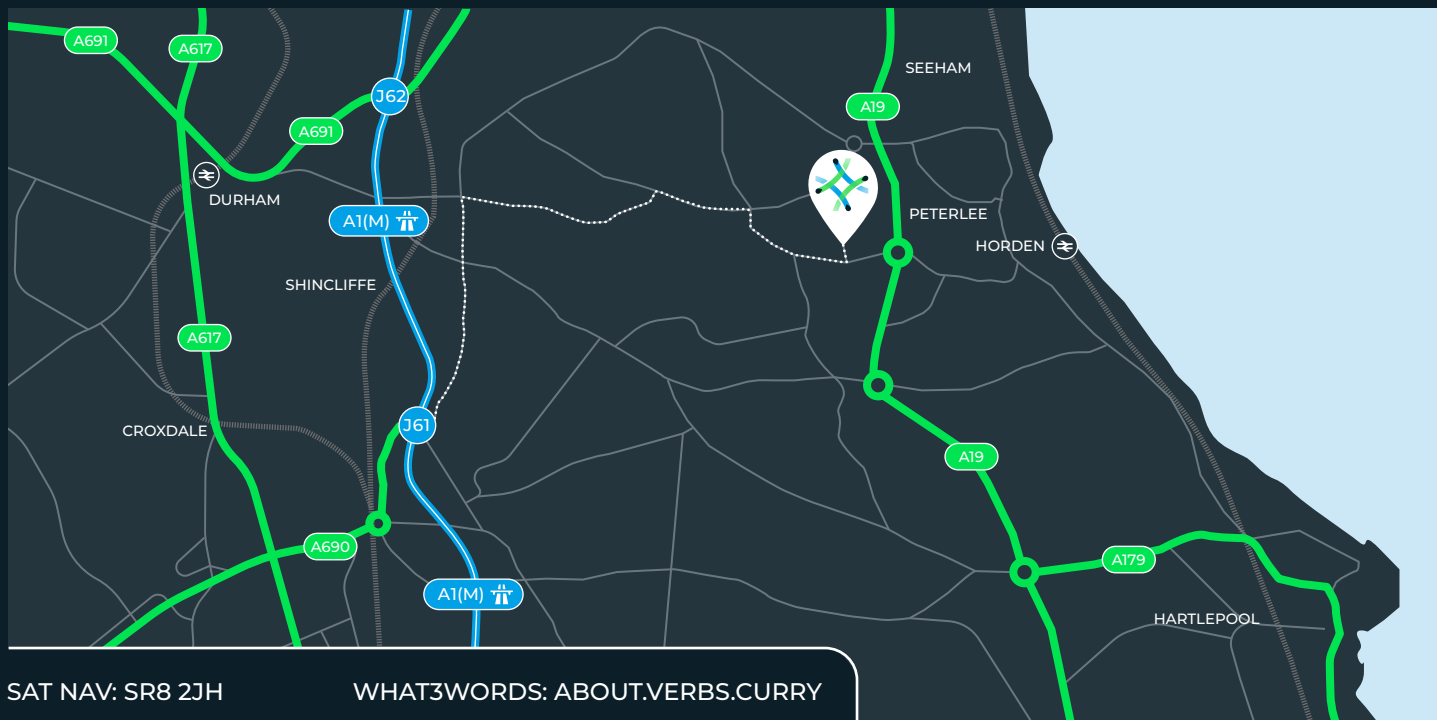
Unit	Total Sq Ft	Total Sq M
7	11,926	1,108
8	11,926	1,108
7-8	Sq Ft	Sq M
GF Offices	3,258	303
FF Offices	3,258	303
Warehouse	17,336	1,611
Total	23,852	2,216

*Unit available as a whole or as two individual units: please enquire for details.

Specification

 EPC target B	 LED lighting	 2 sectional loading doors	 3 phase power supply
 Generous parking	 Internal offices	 Eaves height 5.65m	









SAT NAV: SR8 2JH

WHAT3WORDS: ABOUT.VERBS.CURRY

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.

	miles	mins		miles	mins		miles	mins
Newcastle	23	37	A19	1	3	Newcastle	29	40
Leeds	80	1 hr 32	A1	10	14			
Manchester	126	2 hrs 26	A194	18	20			mins
Edinburgh	148	2 hrs 44	M62	83	1 hr 20	Newcastle		41

Please contact us for further information:

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