

## TO LET

Unit F, Endeavour Court, Seaham Grange  
Industrial Estate, Seaham, SR7 0HB



### Industrial building with office space

5,597 Sq Ft (520 Sq M)

- Great Location
- Rarely Available
- Pending Refurbishment
- Access to A19

For further information please contact:

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### Location

The property is strategically located on the well-established Seaham Grange Industrial Estate in Seaham, offering excellent connectivity. Situated just 1.6 mile from the A19, this provides quick and convenient access to the broader motorway network.

### Description

The property is an end of terrace industrial unit constructed with a steel portal frame, featuring brick and blockwork elevations topped with profile metal cladding. The roof is clad in profile sheeting, incorporating translucent panels for natural light. Externally the unit benefits from a roller shutter door measuring 3.6 meters wide by 4.5 meters high, perfect for goods access. The property also benefits from 13 parking spaces.

Internally, the property offers both office accommodation and warehouse space with a minimum eaves' height of 5.5 meters to the haunch, and a maximum eaves height of 7.2 meters to the apex, benefitting from high bay LED lighting and gas air blowers. Access to the unit is via a pedestrian access door to the left side of the front elevation, opening to a porch space where there is access to the ground floor office accommodation. Directly above there is also first floor office accommodation. The unit also benefits from a kitchenette and three phase electricity.

### Utilities

We understand the property has connections to mains services. We advise any interested parties to make their own enquiries in this respect.

### Terms

Quoting £42,000 per annum.

### Accommodation

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

Description	Sq. M	Sq. Ft.
Warehouse	453.36	4,880
Office	66.64	717
<b>Total:</b>	<b>520</b>	<b>5,597</b>

### Tenure

We understand the property is available on a new FRI lease.

### EPC

C (54).

### Rateable Value

The Rateable Value (April 2023) is £25,250.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### VAT

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

### Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



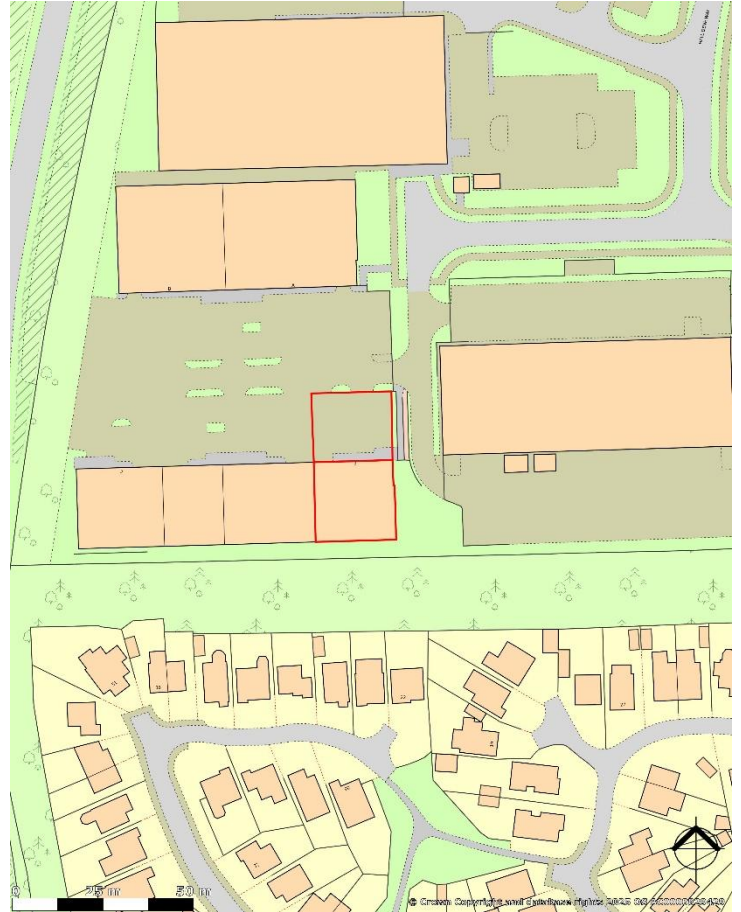
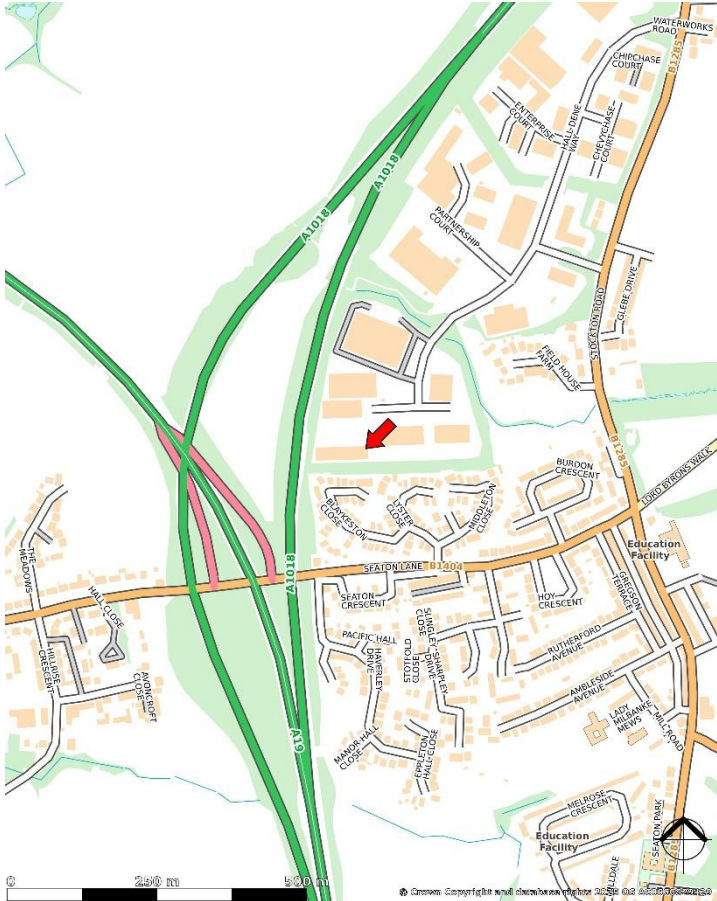
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