



# TO LET/FOR SALE – FACTORY/WAREHOUSE PROPERTY

Glass House, Mill Hill, North West Industrial Estate, Peterlee, SR8 2HR

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

- Highly prominent factory/warehouse unit
- Attractive two-storey offices
- Detached property
- Excellent links to the A19
- Good local labour pool

## Location

Peterlee is situated in a strategic location midway between Newcastle upon Tyne and Teesside on the A19 dual carriageway trunk road which links to the A1(M) and national motorway network.

North West Industrial Estate is a well-established location and has direct access onto the A19 with local occupiers including Caterpillar, NSK, Sotech Optima in close proximity.

The property is located on the corner of Mill Hill and Davy Drive to the north of the main Caterpillar factory.

## Description

The property comprises a self-contained factory/warehouse with two-storey offices fronting Mill Hill.

The premises were completely overhauled and refurbished in 2016 and comprises steel frame construction with brick and block elevations, with profile metal sheeting above under a corrugated metal sheet clad roof.

The warehouse incorporates 4 bays with solid concrete floors and painted block work elevations where there is suspended LED lighting and gas blower heating.

The ground floor office comprises a trade counter/reception area with tiled floor, painted walls with meeting rooms, WCs and canteen. There are additional offices to the first floor which are open plan in nature and have some separate office/meeting areas which have full height attractive glazing. The offices have double glazed windows, LED lighting, suspended ceilings and gas heated wall mounted radiators.

The property has an eaves height of approximately 7.6m and has two loading doors, one to the north elevation and one to the south elevation where there are approximately 60 car parking spaces together with external loading areas.

There is an extensive power supply on site together with mains water, gas and drainage.

## Accommodation

The property has been measured on a Gross Internal Area based on the RICS Code of Measuring Practice 6<sup>th</sup> Edition.

Area	M <sup>2</sup>	Ft <sup>2</sup>
Ground Floor Office/Amenities	449.44	4,836
First Floor Offices	294.71	3,171
Warehouse/Factory	4,485.03	48,259
<b>Gross Internal Area</b>	<b>5,229.18</b>	<b>56,266</b>

Site area approx. 1.04 hectares (2.95 acres).



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## Terms

The property is available to lease on a new full repairing and insuring lease for a term to be agreed.

## Rent

£225,000 per annum exclusive.

## Price

Our clients are seeking offers in the region of £2,400,000 exclusive.

## Tenure

Freehold.

## Rateable Value

The Valuation Office Agency website describes the premises as 'Factory and Premises'.

Rateable Value (2023 List:) £151,000.

## EPC

The property has an EPC rating of C51.

## VAT

All figures quoted are exclusive of VAT where chargeable.

## Money Laundering

We will require two forms of identification and proof of funding from any potential purchaser.

## Viewing Arrangements

Keith Stewart

DD: 0191 211 1559

E: [keith@naylorsgavinblack.co.uk](mailto:keith@naylorsgavinblack.co.uk)

Duncan Christie

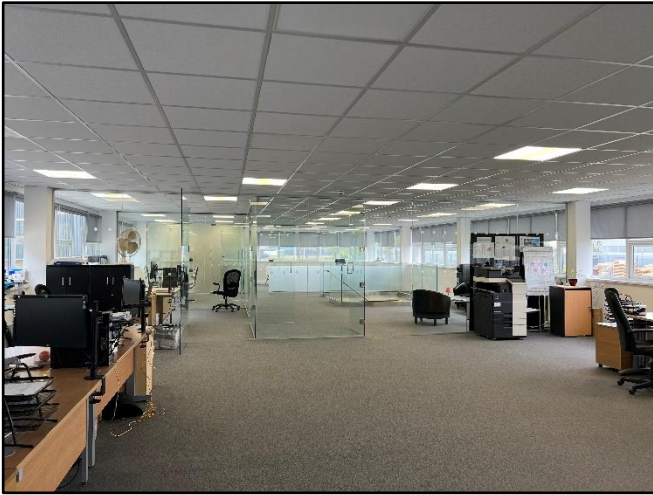
DD: 0191 211 1564

E: [duncan@naylorsgavinblack.co.uk](mailto:duncan@naylorsgavinblack.co.uk)



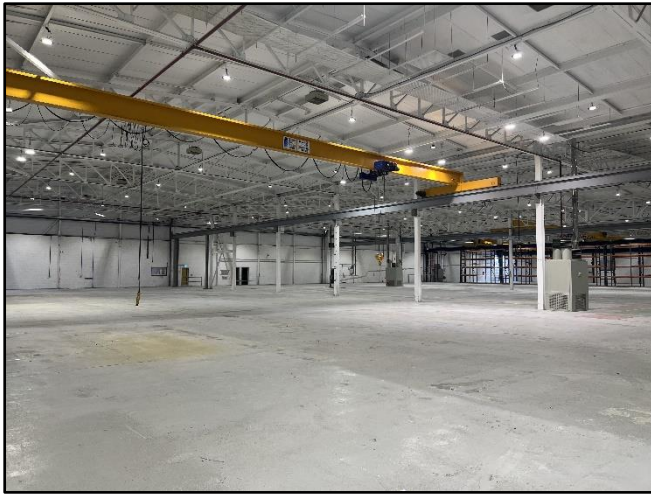
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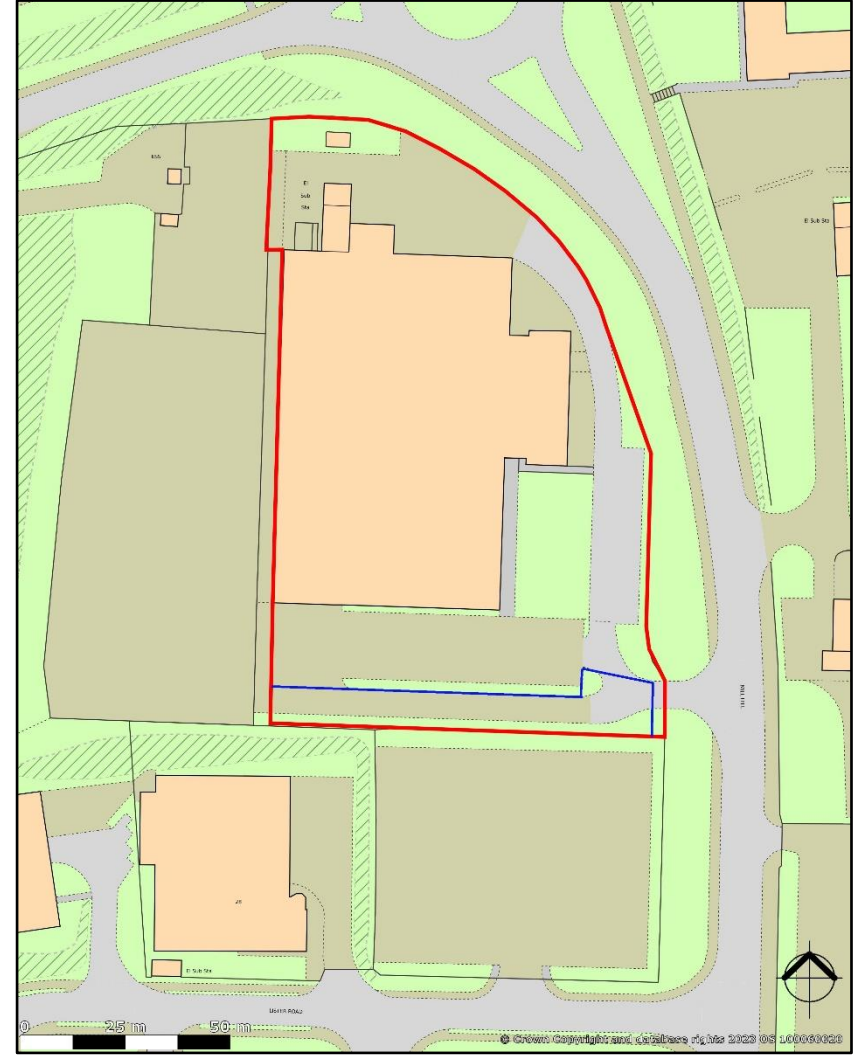
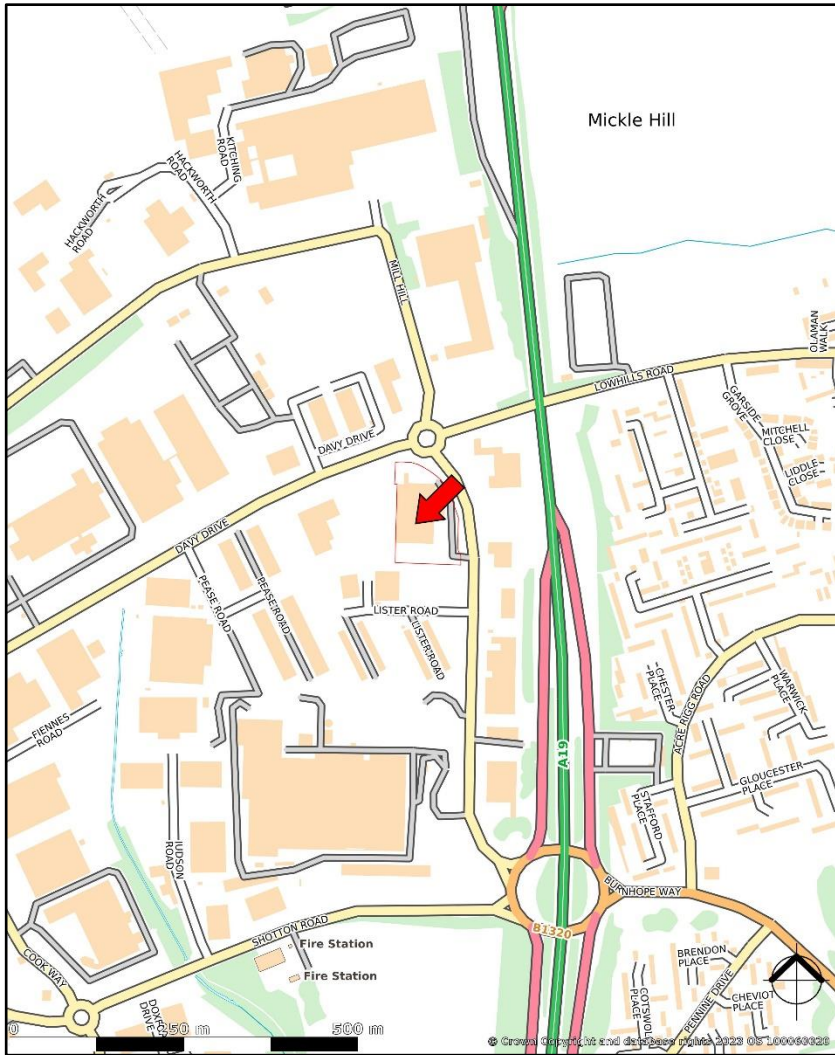
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