

# Unit 7-8

# Burdon Drive

North West Industrial Estate, Peterlee, SR8 2JH

Modern warehouse / production unit  
23,852 sq ft (2,216 sq m)

Available now

To be comprehensively refurbished



# Unit 7-8 Burdon Drive

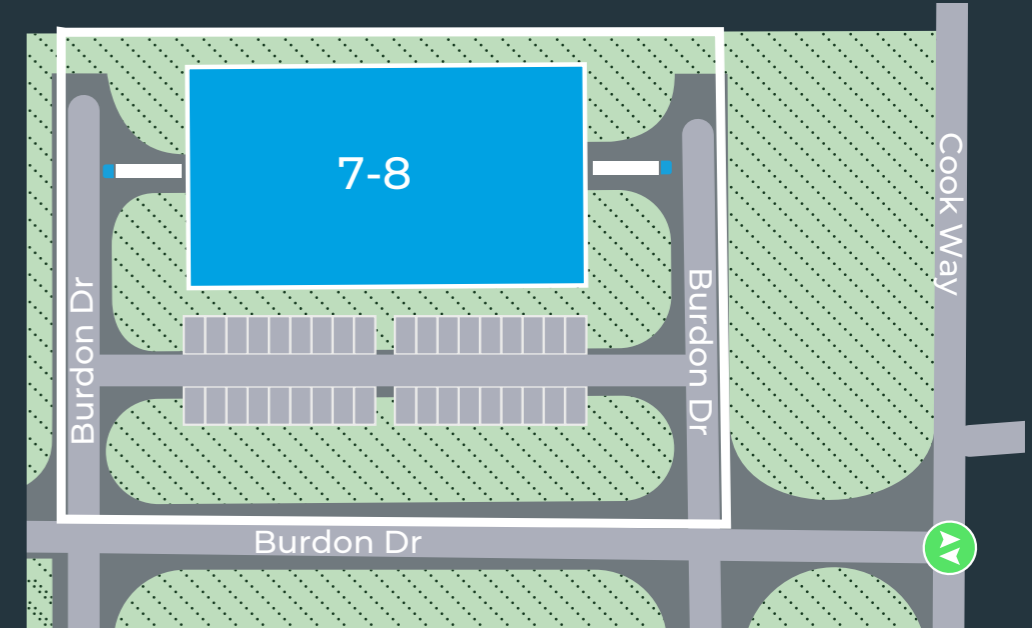
North West Industrial Estate is an established industrial and commercial location benefitting from excellent communication links, located in close proximity to the A19 which is within approximately a 3 minute drive time.

The property comprises two adjoining warehouse units that have been repurposed into one single unit of steel frame construction with brick block work walls, profile insulated cladding above under a metal deck roof, incorporating glass translucent glazing panels. 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.



## Unit 7-8

- Main entrance
- Available units



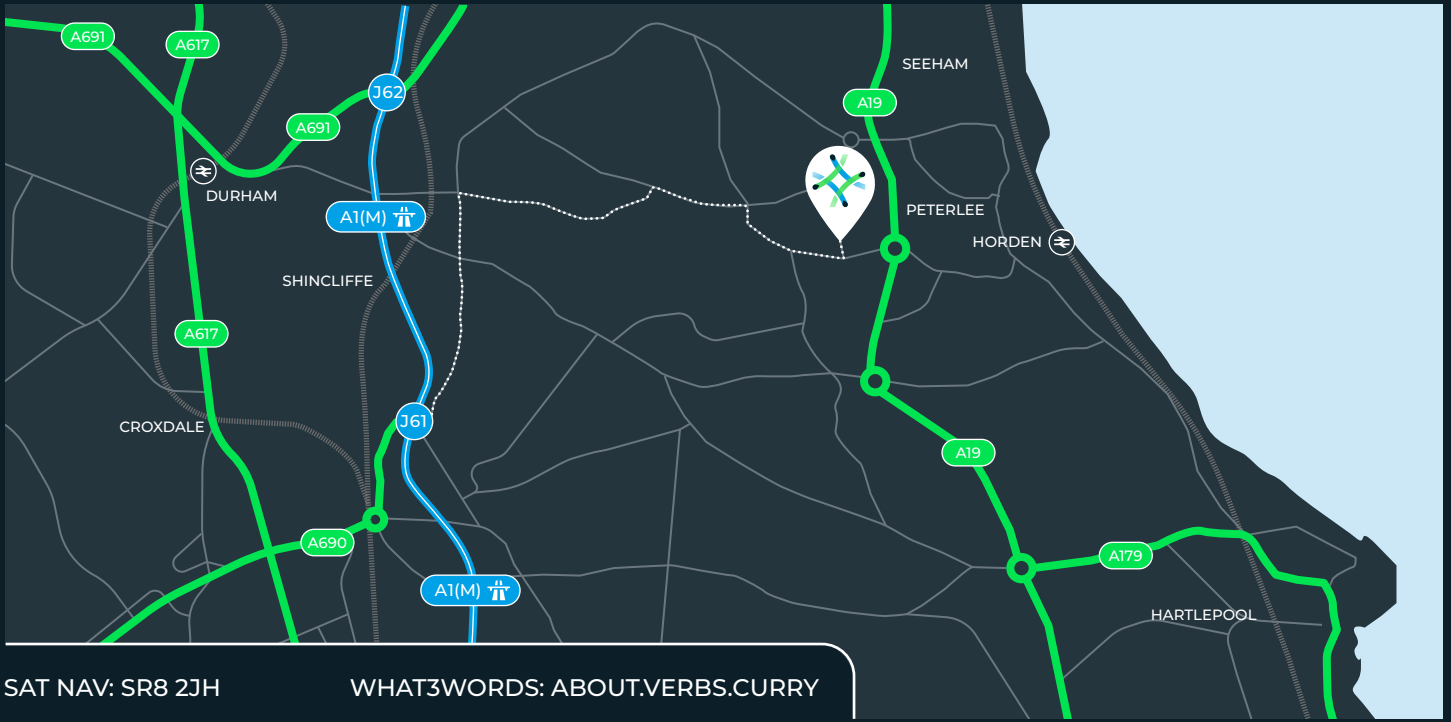
### Accommodation

Unit	Warehouse Sq Ft	Office Sq Ft	Total Sq Ft
7-8	17,336	6,516	23,852

### Specification

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





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.

Location	miles	mins	Location	miles	mins	Location	miles	mins	Location	miles	mins
Newcastle	23.3	37	A19	0.9	3	Horden	3.5	10	Teesside	24.8	30
Leeds	79.2	1 hr 32	A1	10.3	14	Seaham	7.4	14	Newcastle	28.9	40
Manchester	126	2 hrs 26	A194	17.7	20	Durham	9.9	20			
Edinburgh	148	2 hrs 44	M62	82.8	1 hr 20	Hartlepool	10.6	18			

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