

PART TO LET

V Bites Factory, Stephenson Road, North
East Industrial Estate, Peterlee, SR8 5AY



Industrial Storage Space

Spaces from 16,689 sq ft (1,550.41 sq m) to 87,561 sq ft (8,134.68 sq m)

- Rents from £3 per sqft
- Flexible terms considered
- Additional secure tarmac hardstand of 1.3 acres
- Available in whole or part
- Well located close to the A19

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Location

The property is located on the North East Industrial Estate, Peterlee, County Durham, approximately 8 miles east of Durham City Centre, 11 miles south of Sunderland and 23 miles south east of Newcastle upon Tyne. The estate benefits from excellent road communications, being situated adjacent to the A19 trunk road which provides direct access to the Tyne and Wear conurbation to the north and Teesside and North Yorkshire to the south as well as the wider national motorway network.

Description

The property comprises a food production facility with the occupier being V-Bites. The factory was previously the Walkers Crisp Factory and production on site dates back to the 1960s, with the factory expanding over the years to the current size and layout. As a result, the building comprises the original building along with several extensions of different age and design which have been added over time.

Internally, the building is divided into various areas including preparation, production, packaging, warehouse, office and staff amenities.

Due to a recent restructure, V-Bites now only occupy and make use of circa 20,000 sqft of factory with the additional 87,561 sqft now being surplus to requirements. Therefore, most of the production, warehousing and dispatch areas can be made available to prospective new tenants, along with the external hardstanding and car parking of circa 1.3 acres.

In general, the production areas comprise of steel frame construction with a mix of pitched and flat roofs, with a food grade fit out internally. Minimum clear working heights range from 4.85m to 8.1m with

dock and level access loading and a mixture of resin and tiled floors. Lighting is mainly by way of fluorescent tube outlets.

The warehousing to the rear is also steel frame construction with flat roof, concrete flooring and fluorescent lighting with minimum heights of between 6m and 7m and further dock and level access doors. Furthermore, the dispatch area is again of steel portal frame construction with a combination of pitched and mono pitched roofs. Minimum eaves height in this area ranges from 8.1m to 5m with 3 dock level doors for level access loading.

There is a two-storey office block to the front of the property with a mixture of open plan and cellular accommodation, heating and cooling, lino covered floors, suspended ceilings with integrated lighting, a staff canteen and male and female lockers and WCs. If required, office spaces for occupiers can be made available by separate negotiation.

Externally, the site is secure being fenced, and there is extensive hardstanding to the rear of the factory with 360-degree vehicular access and further car parking with around 200 spaces. This area is also available separately as secure hardstanding for external storage.

Services

We understand the property has mains services connecting including Three Phase electricity and gas. None of which have been tested or warranted.

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Accommodation & Rent

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

	Sq Ft	Sq M	Quoting Rent Per Annum Exclusive
Hall 1	26,373	2,450.05	£92,305
Hall 2	27,002	2,508.49	£94,510
Hall 3	17,497	1,625.47	£61,240
Hall 4	16,689	1,550.41	£58,412
Total	87,561	8,134.68	£262,700
	Acres	Hectares	
Tarmac Hardstand	1.3	0.53	£39,000

Terms

All areas will be offered by way of new FRI leases for a term of years to be agreed. Flexible terms will also be considered.

EPC

The property has a rating of D(99).

Rateable Value

Please confirm with the relevant Local Authority.

Legal Costs

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

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.

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

VAT

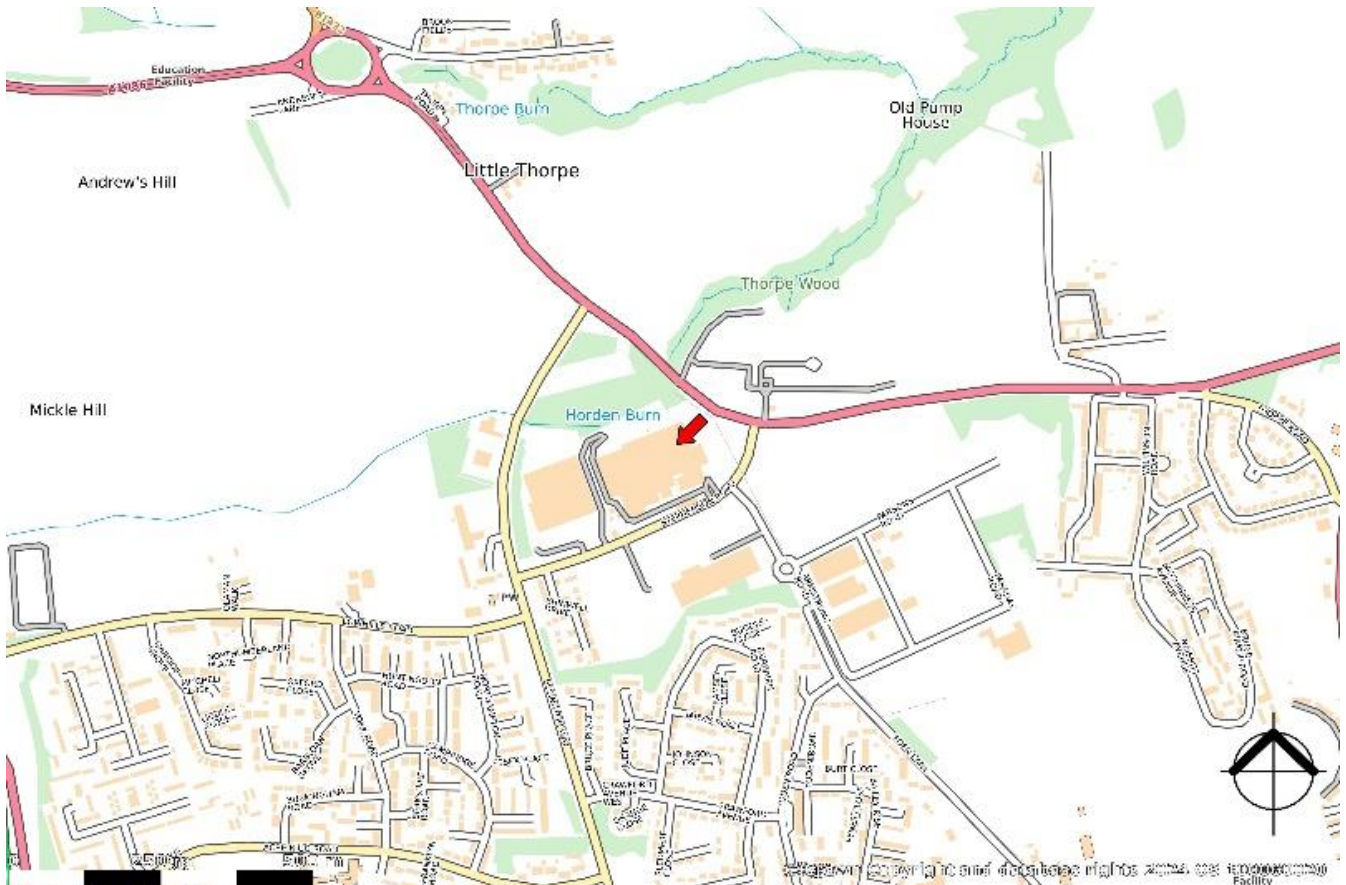
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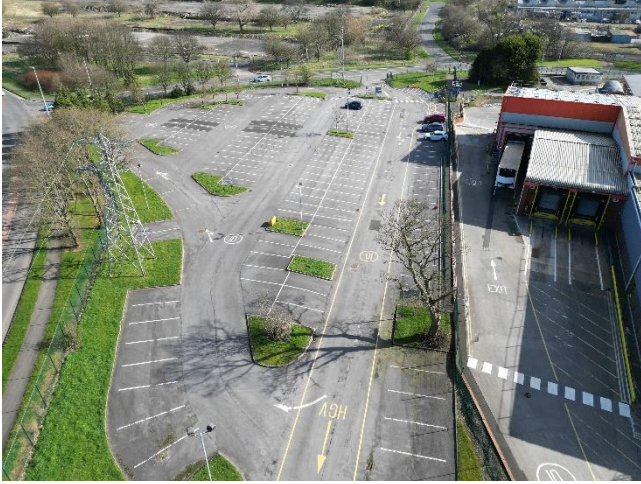
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