

Sr8 2ra



# TO LET/FOR SALE – WAREHOUSE / FACTORY UNIT WITH EXTENSIVE YARD

Unit 1 Whitehouse Way, South West Industrial Estate, Peterlee, SR8 2RA

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

- Excellent links to the A19.
- Two-storey offices.
- High bay warehouse.
- Extensive enclosed yard.

## Location

The property is located on Whitehouse Way, Shotton Colliery, Peterlee within the South West Industrial Estate adjacent to the A19 trunk road.

The property sits to the west of Peterlee and the A19 which is the major road running parallel to the A1 which offers great distribution links north and south.

Peterlee hosts a range of many major regional and national companies including Caterpillar, NSK, Janus International, Howdens and Screwfix.

## Accommodation

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

	M <sup>2</sup>	SQFT
Ground Floor Office	392	4,220
First Floor Office	392	4,220
Warehouse	3,527	37,970
<b>TOTAL GIA</b>	<b>4,311</b>	<b>46,410</b>

The property sits on a site of approximately 3.79 acres.

## Description

The property comprises a single detached warehouse which is of steel portal frame construction which consists of an original warehouse under a pitched asbestos clad sheet roof with an extension to the rear which was built approximately 10-15 years ago which is under a metal pitched clad roof with intermittent roof lights.

The warehouse areas have LED lighting throughout and provide an eaves height on the original of 7.6m extending to 10.5m to the rear extension. The elevations are insulated steel clad panels.

There is office accommodation to the front of the property situated over two floors consisting of reception, meeting rooms, canteen, locker room and WCs. These areas have been recently refurbished to provide a modern look with LED lighting throughout and glazed partitions in some areas. The office areas have double glazed windows with gas central heating.

There are 4 roller shutter doors measuring approximately 5.2m wide by 5m high which open onto a fenced and gated secure concrete yard. In addition, there are approximately 44 car parking spaces fronting the offices which are separate from the yard area.

There are mains gas, three phase electricity, water and mains drainage.

## Terms

The property is available on a new FRI lease on terms to be agreed.



NAYLORS GAVIN BLACK LLP for themselves and for the vendors and lessors of the property give notice that:

- These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
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- Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

## Rent

£165,000 per annum exclusive.

## Tenure

Freehold

## Price

Our clients are seeking offers in the region of £1,750,000

## Rateable Value

Rateable Value (2023 list) £124,000.

## EPC

The property has an EPC rating of C66.

## Legal Costs

Each party will be responsible for their own legal and professional costs incurred in the transaction.

## VAT

All figures quoted are exclusive of VAT where chargeable.

## Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and proof of funding will be required from any party.

## For further information please contact:

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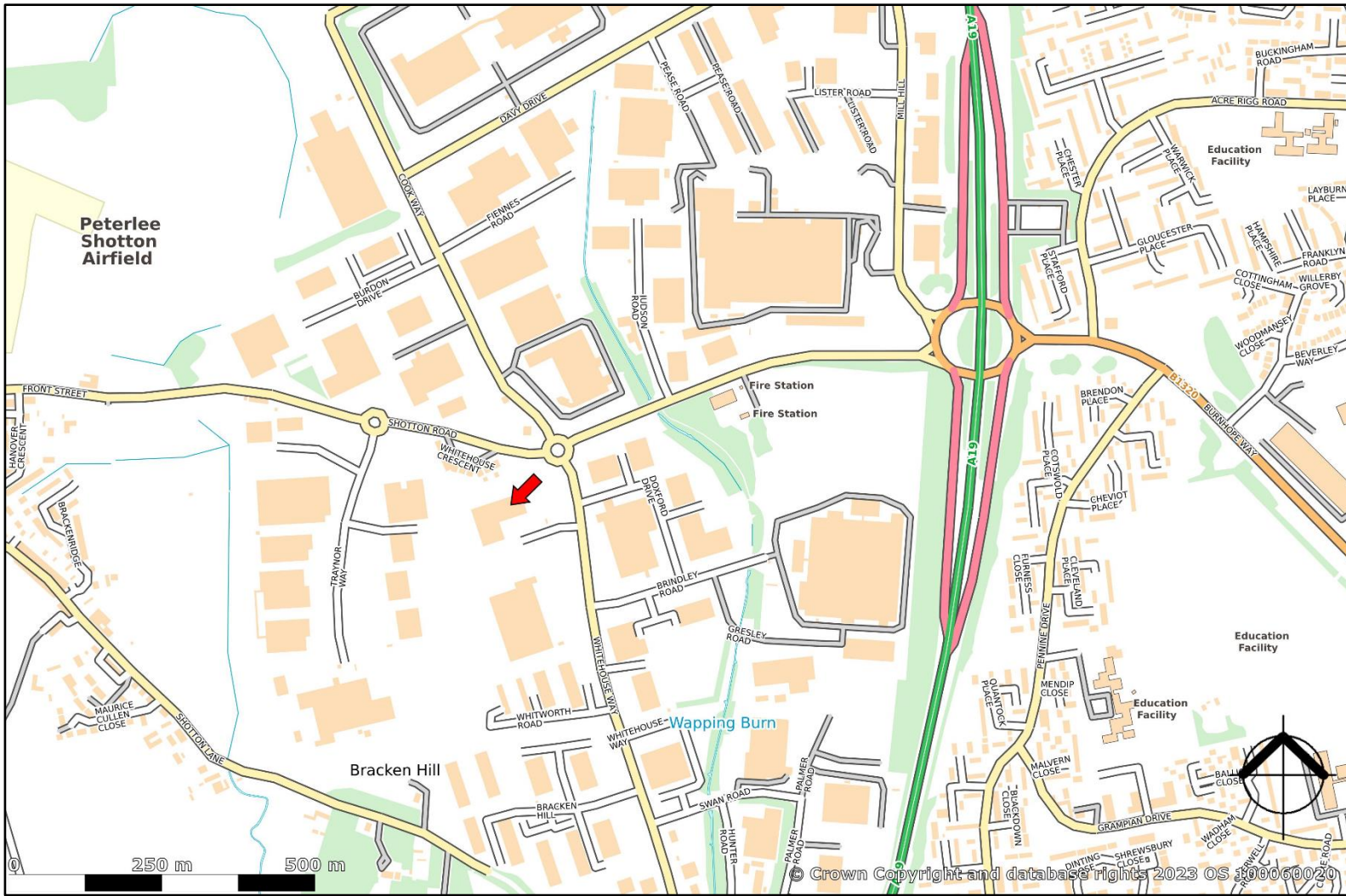
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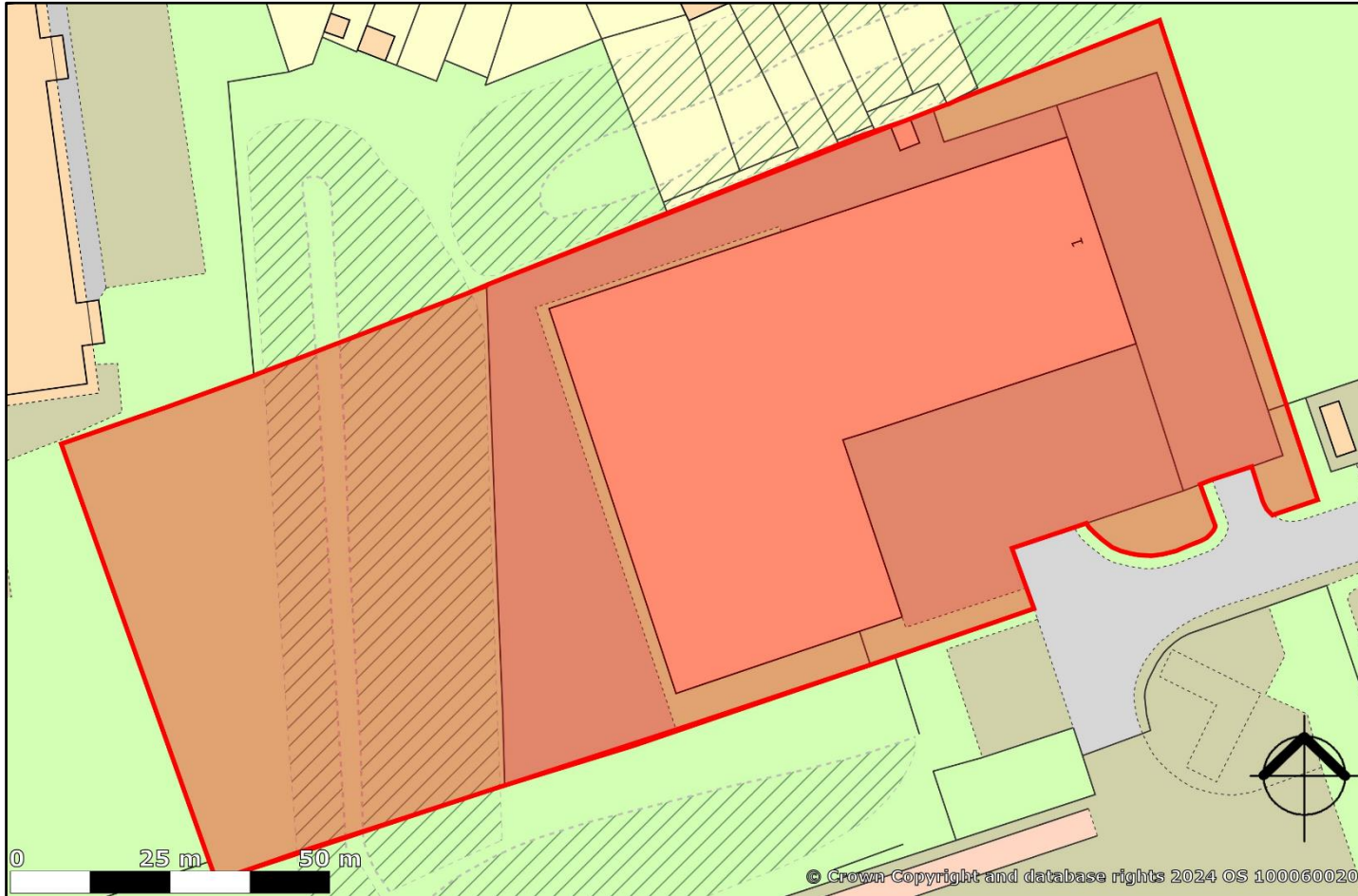
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