



FOR SALE

OFFICE/ WORKSHOP UNIT

2 Winchester Drive, South West Industrial Estate, Peterlee SR8 2RJ

- Roller Shutter Loading
- First Floor Mezzanine
- 4 Metre Eaves
- Large secure Site (With Expansion Land)
- First Floor Storage
- **Approximately 279 sq m (3,440 sq ft)**
- Approximate 0.34 Acre Site
- Excellent Access to the A19

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Connect Property North East
4 Halegrove Court
Cygnets Drive
Preston Farm Business Park
Stockton on Tees
TS18 3DB

LOCATION

The property is located in East Durham on Bracken Hill Business Park approximately 2 miles east of Peterlee town centre. Peterlee is 24 miles south east of Newcastle Upon Tyne, 16 miles north of Middlesbrough and 14 miles east of Durham.

DESCRIPTION

The property comprises of an industrial/ workshop facility has been subsequently been fitted out with inter -connecting offices and workshop space beneath a suspended ceiling. The building incorporates the following:

- Loading Bay
- Wc's
- Stores
- Meeting Room
- Workshop
- Main Office

TERMS

The property is available for sale at an asking price of £240,000.

BUSINESS RATES

The property has a rateable value of £15,500. We recommend that interested parties contact the local Rating Authority directly to determine the exact rates payable.

ACCOMODATION

The property has the following approximate gross internal areas.

Description	Sq m	Sq ft
Ground Floor	238	3,000
First Floor Storage	41	440
TOTAL	279	3,440

The property is situated on a 0.34 acre site which is fenced and gated.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is D(95).
A copy is available upon application.

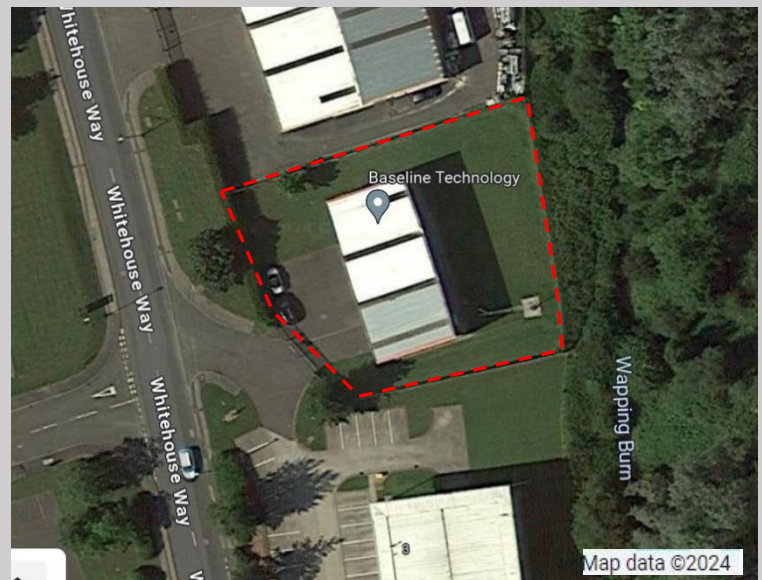
VIEWING

Strictly through the sole agents:

Connect Property NE

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for identification purposes only

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