



Unit 3, Admiralty Way, Seaham, County Durham, SR7 7DN

- High Bay unit with minimum 10m eaves
- 900kva of power available
- Excellent access to A19

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Avison Young

Fourth Floor
Central Square
Forth Street
Newcastle Upon Tyne
NE1 3PJ

Industrial/Warehouse premises for lease

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Property Description

The property comprises an industrial warehouse with office accommodation. The building is of steel portal frame construction, formed in a dual span with central steel columns. The unit is clad with insulated profile sheeting to the walls and roof. Goods access is via both a sectional up and over level loading door and dock level loading facilities. Externally there is a concrete yard area and car parking to the front of the premises.

The office accommodation provides a reception area along with male, female and disabled WCs. The main office provides an open plan area and meeting room benefiting from raised access floors, plastered and painted walls and suspended ceilings.

Internally the warehouse area benefits from 10m minimum clear height to eaves and LED lighting. The area has been subdivided to provided production space alongside warehouse accommodation but can be returned to a single warehouse space if required.

Location

Seaham is situated immediately to the east of the A19, which is one of the region's principal north south arterial routes and links Tyneside with Teesside. The A1(M) is approximately 8 miles to the west, with Sunderland being approximately 5 miles to the north, Durham 15 miles to the south west and Teesside lying approximately 30 miles to the south.

Access into the estate is taken off the A182 which links directly with the A19 approximately 1 mile to the west. Other occupiers on the estate are Biffa, Panther Logistics, and CustomerKNECT.

The site is extremely well located in relation to the regional arterial road network, as well as the north east ports including Teesport, The Port of Tyne and the port at Seaham. The site is close to the main East Coast Railway Network and there is a rail link into the port of Seaham, approximately 1 mile to the north east.

Specification

- 4 dock level loading bays
- One level loading bay
- Secure yard and car park
- 900KVa power supply
- Immediate access to A19
- 10m clear height to eaves
- Office accommodation
- LED lighting to warehouse

Accommodation

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

Area (GIA)	Sq ft	Sq m
Warehouse	58,861	5,469
Office/Ancillary	3,670	341
Total	62,531	5,810

EPC

The property has an EPC rating of C57

Rates

The rateable value of the premises is £200,000.

Tenure

The premises are available by way of a sub-let or assignment of our clients existing lease which runs until 9th May 2028.

Rent

£327,500 per annum

Legal Costs

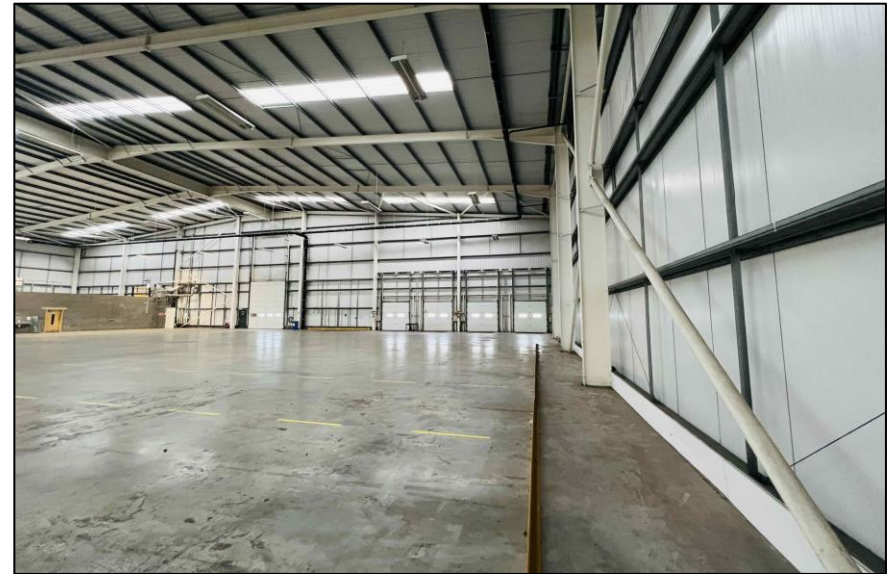
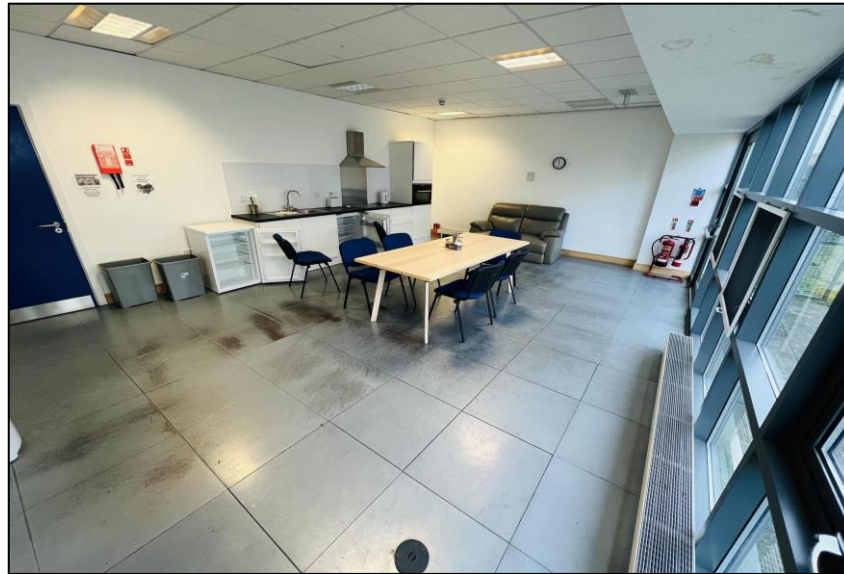
Each party is to be responsible for their own legal costs.

VAT

VAT if applicable will be charged at the standard rate.

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Get more information

Danny Cramman

Director

+44 (0)191 269 0068

+44 (0)7796 993750

Danny.cramman@avisonyoung.com

Adam Lawson

Surveyor

+44 (0)191 261 2361

+44 (0)7825 113 277

Adam.lawson@avisonyoung.com

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