

FOR SALE

# SUPERB HIGH BAY WAREHOUSE/ DISTRIBUTION CENTRE



**FOXCOWER 7 & 8, ADMIRALTY WAY, SEAHAM, SR7 7DN**

**PRICE £5.85M**

- \ Single storey warehouse with 12m eaves.
- \ Modern office/amenity block.
- \ Extensive 8.36 acre site with a good yard/circulation and car parking facilities.

**AVAILABLE SPACE**  
12,345m<sup>2</sup> (132,887sq ft)



## LOCATION

The property is located on the Foxcover Distribution Park in Seaham being well placed for road communications with the A19 only 1½ miles away being accessed via the A182. The regions other main arterial route the A1(M) is approximately 6 miles distant.

Seaham is an attractive coastal town just to the south of Sunderland with Newcastle 15 miles to the north, Durham 10 miles to the west and Middlesbrough 20 miles to the south. The East Coast Main Line provides services to Durham, Newcastle and Darlington. Nearby occupiers include Biffa Polymers, Sofology, MetroMail and Lineage.

## DESCRIPTION

The property comprises a single storey high bay modern distribution warehouse being steel portal framed under a two bay insulated profiled metal sheet clad roof. Eaves height 12m approx. The walls are clad in insulated profiled metal sheeting and the floor throughout is concrete with access being via 10 dock level loading doors and additional ground level access doors. Internally is mezzanine storage.

Built out is a single storey office/amenity block.

	M <sup>2</sup>	SQ FT
Warehouse	11,104	119,525
Offices	543	5,845
Mezzanine	678	7,299
Plant Room	20	218
<b>Total GIA</b>	<b>12,345</b>	<b>132,887</b>

The property is served by extensive yard/circulation and car parking areas. Total site area 8.36 acres approx. which benefits from Gatehouse security.

Internally the premises currently benefit from a 17 row full height racking system including a large automated picking tower which are available on terms to be agreed. Further details upon request.

## RATEABLE VALUE

Description / Distribution Warehouse and Premises

Rateable value / £385,000

## VAT

Prices and rental are exclusive of VAT if chargeable.

## TERMS

Freehold and available with full vacant possession.

Price - £5.85M.

## LEGAL COSTS

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

## VIEWING

By prior arrangement with the joint agents:

Eddisons  
File Ref / 731.4239a (115976)  
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Naylors Gavin Black  
Tel / 0191 211 1552

REVISED DECEMBER 2019  
SUBJECT TO CONTRACT

For more information, visit [eddisons.com/property](http://eddisons.com/property)  
T: 01274 734101

### Important Information

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(i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request

  
**Eddisons**

# Energy Performance Certificate

Non-Domestic Building



Unit 7-8  
Admiralty Way  
SEAHAM  
SR7 7DN

Certificate Reference Number:  
0550-0432-9669-2709-0096

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

## Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

◀ 64 This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

## Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Mechanical Ventilation
Total useful floor area (m <sup>2</sup> ):	9504
Assessment Level:	4
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	47.22
Primary energy use (kWh/m <sup>2</sup> per year):	Not available

## Benchmarks

Buildings similar to this one could have ratings as follows:

27	If newly built
73	If typical of the existing stock