

TO LET : AVAILABLE NOW

TO LET : PHASE 2 : ENDEAVOUR BUSINESS VILLAGE

NEW BUILD HYBRID OFFICE | INDUSTRIAL UNITS

Gresley Rd, Peterlee, SR8 2LU

Total : 1,684 sq. m. (18,125 sq. ft.) Each unit 135 sq. m. (1,450 sq. ft.)



Ground : Warehouse (725 sq. ft.)

First Floor : Office (725 sq. ft.)

Units from : £13,140 pax

Endeavour Business Village, Peterlee

- On-site community hub and facilities
- Allocated car parking and EV charging
- Units can be combined to suit requirements
- Each unit fitted with solar photovoltaic systems

Description

The lower floor of each unit features open space allowing for warehouse, studio, workshop or storage. This circa 725 sq ft. area is accessible through a large secure roller shutter door and the office. It also benefits from a self-contained toilet, providing essential services to the unit.

All tenants will benefit from the exclusive services at Endeavour Business Village. With conference rooms, bike storage, EV charging points and dedicated food and drink areas, the onsite facilities each tenant can strike the perfect work-life balance. Complementary use of the coffee lounge and meeting rooms can help your business thrive and grow, with each village offering a range of conference rooms that are easy and flexible to book.

Photovoltaic systems installed on finished units (Phase 1)



Accommodation

Each unit comprises the following;

Ground floor	Warehouse / Studio	(725 sq. ft)
First floor	Flexible Office space	(725 sq. ft)

Services

The property is connected to all main services.

Location

Endeavour Business Village contains 22 Hybrid Industrial Units strategically located in the South West Industrial Estate. The site is just minutes away from the A19, providing regional road links to the development making it ideal for teams looking for relocation, expansion or regional HQ opportunities.

Peterlee is a well-established and prominent location for manufacturing and engineering businesses and is a prominent location in the North East property market for employment land and business premises. This offers a foothold in the market to capture new investment in the emerging renewables and advanced manufacturing.



Site Plan | Current Availability

Site plan below illustrates 22 new-build units at Endeavour Business Village (Reserved units highlighted in red)

Phase 1 - 90% Let - Last remaining unit is 2,175 sq. ft. (725 sq. ft. warehouse and 1,450 sq. ft. office)

Phase 2 - 10 additional hybrid units built to the same specification. Early reservations encouraged.

UNIT 1A : Surplus Office accommodation : (700 sq. ft.)

700 sq. ft. office accommodation located above the communal facilities in Unit 01.

Opportunity for occupier to take extra office space / Occupiers only searching for office accommodation.



EPC

The property is awaiting assessment.

Terms

Each (1,450 sq. ft.) unit is available to let for £1,095 pcm + VAT.

There is a unit with additional office (2,175 sq. ft.) space available to let for £1,790 pcm + VAT.

Service Charge

An estate service charge will be recoverable from the occupier for upkeep and maintenance of the estate.

VAT

All figures within these terms are exclusive of VAT where chargeable.

Business Rates

The property will be assessed upon occupation.

Contact Details, Viewing and Further Information

BNP Paribas Real Estate:



Aidan Baker
Senior Director
0191 227 5737
07712 868537
aidan.baker@realestate.bnpparibas



Aleksander Roszczyñiala
Graduate Surveyor
0191 917 3672
07570 052292
aleksander.roszczyñiala@realestate.bnpparibas

Subject to Contract April 2024

Additional Photographs

Realistic CGI showing Endeavour Business Village



On-site progress with construction (September 2023)



Phase 2 construction (March 2024)

