

TO LET



Sanderson
Weatherall



INDUSTRIAL/WORKSHOP UNITS

Davy Drive, North West Industrial Estate, Peterlee SR8 2JF



Key Points

- **Workshop/Industrial Units To Let**
- **Units from 3,961 sq ft**
- **Rents from only £1,772 pcm**
- **Established Industrial Estate Location**
- **Own Secure Yard**

Location

The properties are located on Pease Road Industrial Estate which forms part of the larger North West Industrial Estate in Peterlee, County Durham. The estate is conveniently located immediately adjacent to the A19 with Durham, Sunderland and Newcastle upon Tyne easily accessible within 30 minutes. Access to the A1(M) is approximately 8.5 miles to the west. North West Industrial Estate houses a number of major occupiers including Caterpillar, NSK Bearings, GT Group and TRW Automotives.

Description

The subject properties are of steel portal frame construction with blockwork elevations and profile sheet roofs. Each unit generally benefits from solid concrete flooring, 3 phase supply, male and female WC's, electric roller shutter doors to an approximate height of 3.40m and own secure service yard and parking to the front.

Accommodation and Rent

GIA Measurements:

Description	sq m	sq ft	Rent (per annum)
Unit 5	369.57	3,978	£21,362
Unit 7	367.96	3,961	£21,271



Terms

The units are available to let on a new Full Repairing Lease or License for a term of years to be agreed. The minimum term commitment is 12 months.

Business Rates

Unit	Rateable Value
Unit 5	£9,200
Unit 7	£9,100

Interested parties are advised to make their own enquiries with the Local Authority.

Energy Performance Certificate

Full copies of the certificates are available for inspection upon request.

Anti Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Services

We understand the property benefits from having all mains services connected, however, interested parties are advised to carry out their own investigations with regard to this matter.

VAT and Legal Costs

All rents quoted are deemed exclusive of VAT where chargeable.

Each party to bear their own legal costs.

Further Information

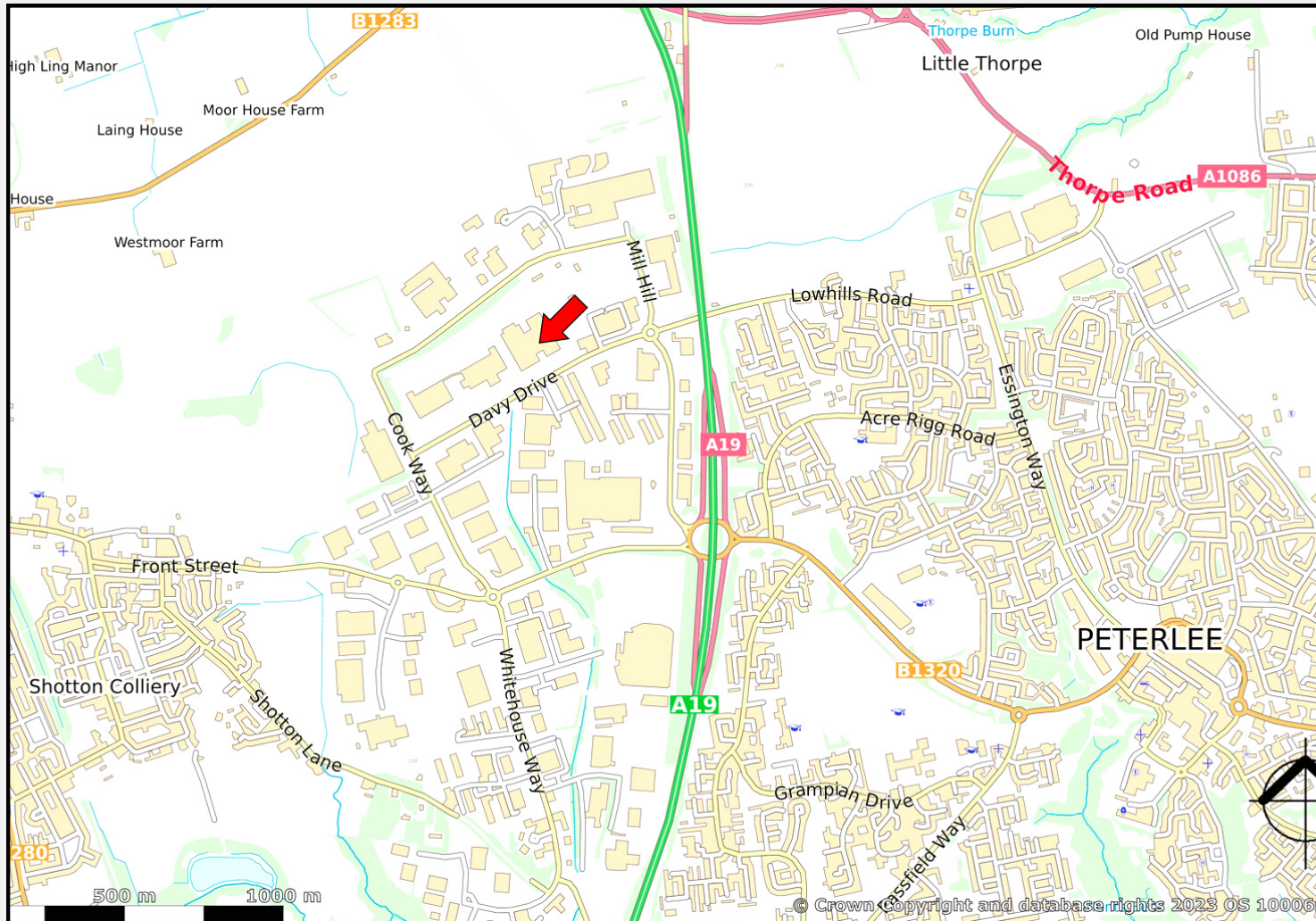
Strictly by prior appointment with the agents:

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December 2023
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