to let

Frew Pain & PARTNERS

The industrial property specialists

UNIT 5
SEAVIEW WORKSHOPS
TIMBER ROAD
HORDEN
PETERLEE
SR8 4TE

- **MODERN INDUSTRIAL ACCOMMODATION SET WITHIN A SELF-CONTAINED ESTATE**
- **EXCELLENT COMMUNICATION LINKS TO THE SURROUNDING AREA**
- **UNIT 5 : 188.13 M^2 (2,025 SQ FT)**
- **CLOSE TO THE A19 AND LOCAL AMENITIES / SERVICES**
- **RENT : £14,175 PA EXC**

www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk

RICS the mark of property professionalism worldwide

Frew Pain & Partners, Collingwood Buildings,
38 Collingwood St, Newcastle upon Tyne, NE1 1JF

Sea View Workshops, Timber Road, Horden, Peterlee, SR8 4TE

Map Information

Scale	1:5664
Date:	20/02/17
Reference	
Order No:	1801122

Map data

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FIND
PROFESSIONAL MAPPING INTELLIGENCE
Created at findmaps.co.uk

LOCATION

Seaview Workshops, Horden, is situated to the North East of Peterlee town centre and approximately 1 mile from the A19, which provides excellent access throughout the region.

The Estate consists of 10 modern units, providing workshop, light industrial and storage facilities, although may be suitable for alternative uses, subject to planning permission.

It is predominantly positioned fronting Kilburn Drive, which links it with the centres of Horden and Peterlee, offering a range of local amenities and services.

The exact location is shown on the attached plan.

DESCRIPTION

The premises are of steel framed construction with block infill walls with profile metal sheeting to elevations and roof above.

Internally the unit offers a workshop / warehouse with effective eaves height of 3.7m (Apex 4.8m).

Pedestrian access is via the front offering a single ground floor office, with WC facilities.

Vehicular access is via an automatic sectional shutter door (3.0m*3.2m).

Externally there is a communal circulation and designated parking area.

The unit benefits from automatic remote security shutters to the front entrance.

ACCOMMODATION

From onsite measurements, its understood that the units have the following GIA:

Unit 5

Workshop /Warehouse	180.23 m^2
Office	7.90 m^2
TOTAL (GIA)	**188.13 M^2 (2, 025 SQ FT)**

SERVICES

We understand that main services are available including electric, water, gas and drainage.

All parties should make their own investigations.

BUSINESS RATES

From verbal discussions with the Local Rating Authority we understand that the units have the following RV assessments:

RV £9,100 (April 2026)

All interested parties should make their own investigations as to the rating liability.

TENURE

Leasehold

The units are available to let by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

RENT

Our client is seeking a rent of £14,175 p.a. exc

SERVICE CHARGE

A nominal service charge is payable for the maintenance and up keep of common areas.

ENERGY PERFORMANCE CERTIFICATE

D-99

Full details upon request.

LEGAL COSTS

The tenant will be responsible for any legal / professional fees together with any VAT thereon incurred in the preparation of the lease.

VAT

All figures are quoted exclusive of VAT but will be liable to VAT.

VIEWING

Strictly by prior arrangement only – further information available from Frew Pain & Partners:

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