

to let



The industrial property specialists



UNITS 28 BRACKEN HILL, SOUTH WEST INDUSTRIAL ESTATE, PETERLEE, SR8 2LS

- REFURBISHED WORKSHOP / WAREHOUSE ACCOMMODATION WITH OFFICE AND SECURE YARD
- UNITS FROM 258.25 M² (2,780 SQ FT)
- RENTS FROM £3.00 PER SQ FT
- FLEXIBLE TERMS AND INCENTIVES AVAILABLE

LOCATION

The premises are located on Bracken Hill, South West Industrial Estate, Peterlee. Set within a mainly industrial area, the premises offer excellent communication links via the A19, which lies approximately ¼ mile away. The A19 offers access both North and South and to the surrounding area.

For identification purposes the site and premises are shown on the attached plan.

DESCRIPTION

The premises have been refurbished and briefly comprise of a self-contained block of two remaining units with internal single storey office accommodation and self-contained secure yard area.

Constructed of steel portal frame design with a combination of brick and blockwork infill walls with profile sheet decking to eaves and roof above, incorporating roof lights.

Externally the yard is secured by palisade fencing with access via a gate.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the premises have been calculated to have the following floor areas (GIA):

Unit 28	258.25 m ² (2,780 sq ft)
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SERVICES

All mains services are connected to the unit, which includes mains electricity, gas and water, together with mains drainage.

(Further enquiries regarding services should be directed at the main utility operators).

RATEABLE VALUE

From verbal discussions with the Local Rating Authority it is understood that the premises are as follows:

Unit 28	:	RV £10,500
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TENURE

Our client is seeking new Full Repairing and Insuring leases subject to a period of years to be negotiated.

RENT

Our client is seeking rents in the region of £3.00 per sq ft.

Incentives are available to suitable tenants subject to term and financial status.

LEGAL COSTS

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

VAT

All figures quoted in these terms are exclusive of VAT where chargeable.

VIEWING

By prior appointment with Frew Pain & Partners, contact:

James E F Pain

Tel: 07841 871710

Email: james.pain@frewpain.co.uk

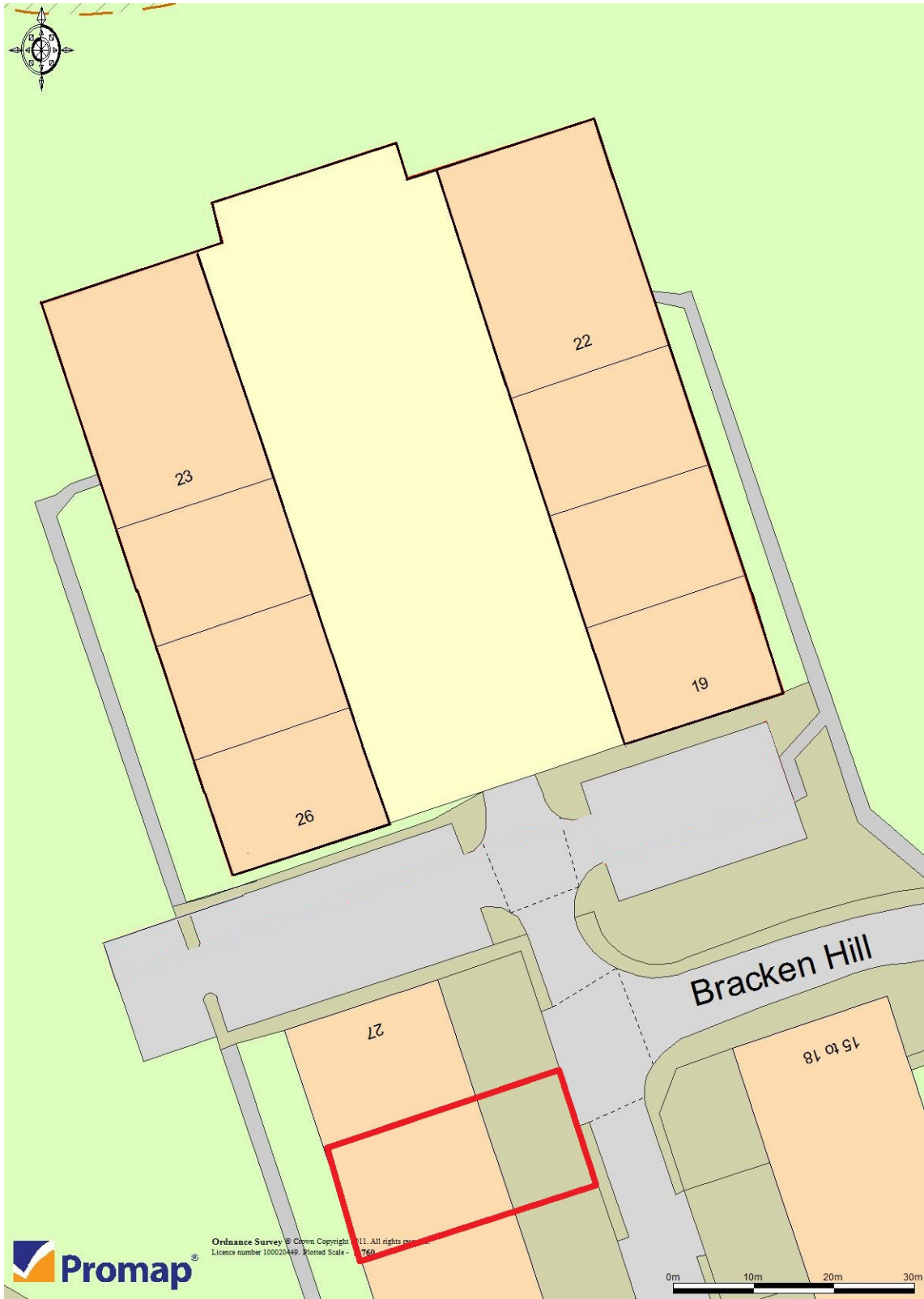
January 2011

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38 Collingwood St, Newcastle upon Tyne, NE1 1JF

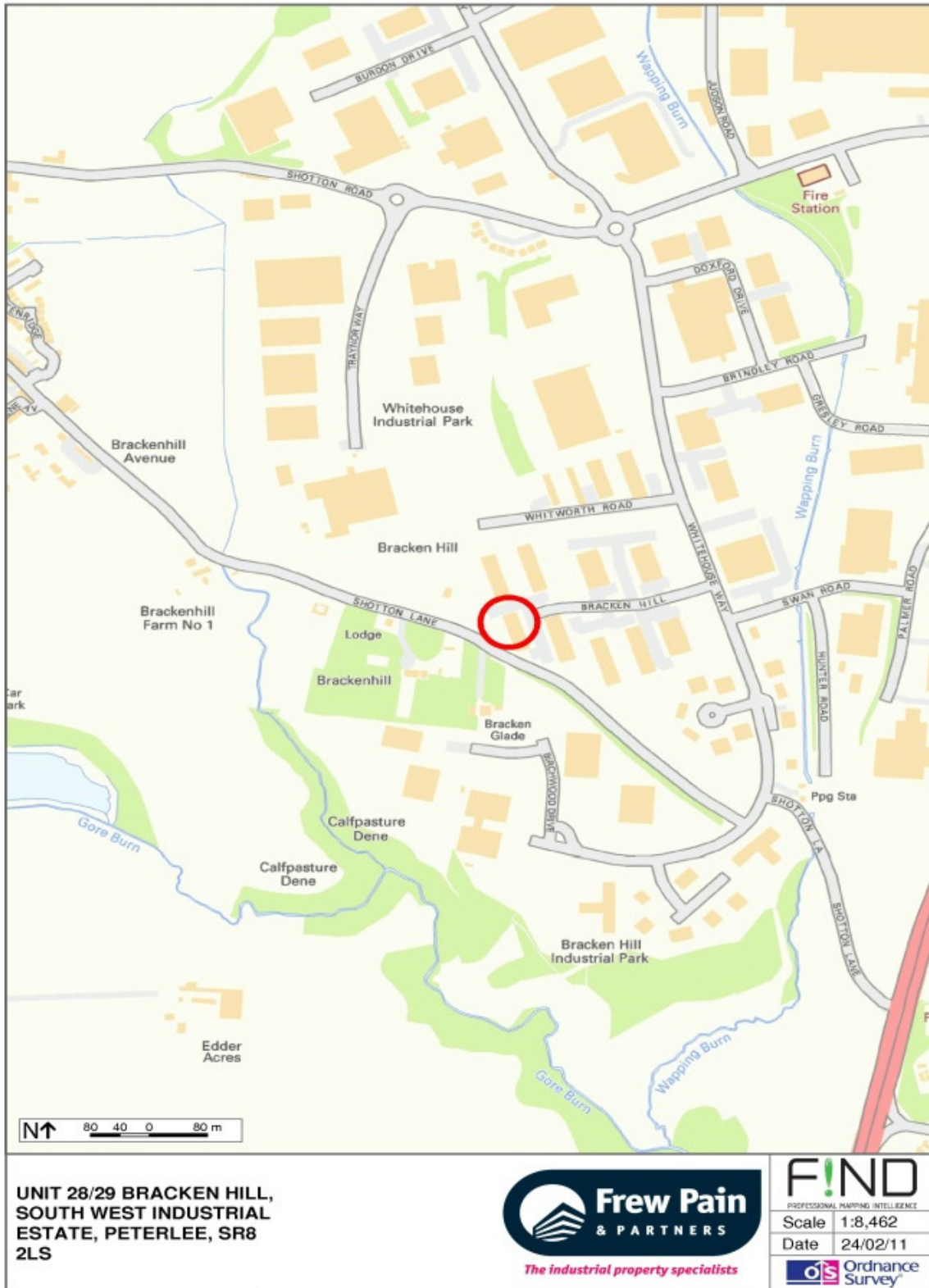




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