to let

Frew Pain & PARTNERS

The industrial property specialists

SEAHAM WORKSHOPS
HALL DENE WAY
SEAHAM GRANGE INDUSTRIAL ESTATE
SEAHAM
SR7 0PY



- **MODERN TERRACE WORKSHOP / WAREHOUSE UNITS SET WITHIN A SELF CONTAINED ESTATE**
- **UNIT 10 : 74.97 M^2 (807 SQ FT)**
- **FLEXIBLE TERMS**
- **RENT : £8,000 PA EXC**

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

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

LOCATION

Seaham workshops are located on Hall Dene Way, Seaham Industrial Estate, Seaham.

Seaham is located circa 15 miles south of Newcastle upon Tyne and 12 miles north east of Durham and 8 miles north of Peterlee.

Seaham Grange Industrial Estate is set between the A1018 and the B1285 (Stockton Road), access to the estate is via two entrances via the B1285, with direct links to the A19.

The subject property is located at the front of the Estate, offering good visibility and access.

Seaham Town centre is located and short distance away providing a range of local amenities and services.

The exact location is shown on the attached plan.

DESCRIPTION

The estate offers a selection of 15 workshop units and 8 office suites housed within a 2 storey block.

The subject workshop units are constructed of portal frame design with brick / blockwork walls to eaves with profile sheet cladding to roof above.

Internally the accommodation is fitted out to a good standard including single WC facilities and strip lighting.

Each unit offers vehicular access via an automatic key operated roller shutter.

Externally there is a communal circulation and designated parking area with soft landscaping to boundaries.

ACCOMMODATION

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

Unit 10

Workshop (inc WC facilities)

Total (GIA)	**74.97 m^2 (807 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:

Unit 10 : RV £5,200

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

SERVICE CHARGE

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

(Current service charge is £15 pcm and building insurance is £13.70 pcm)

TENURE

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 market rent of £8,000 pa exc

Incentives may be offered subject to lease term.

ENERGY PERFORMANCE CERTIFICATE

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:

James E F Pain
Tel: 07841 871710
Email:
james.pain@frewpain.co.uk

Nov 2026



Seaham Workshops, Byron House, Hall Dene Way, Seaham Grange Industrial Estate, Seaham, SR7 0PY

Map Information

Scale 1:5592
Date:
Reference
Order No: 2099430

Map data

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