

# all enquiries



UPON THE INSTRUCTIONS OF KANS & KANDY (PROPERTY) LTD

**FOXCOVER 9  
FOXCOVER DISTRIBUTION PARK  
ADMIRALTY WAY  
SEAHAM  
COUNTY DURHAM  
SR7 7DN**



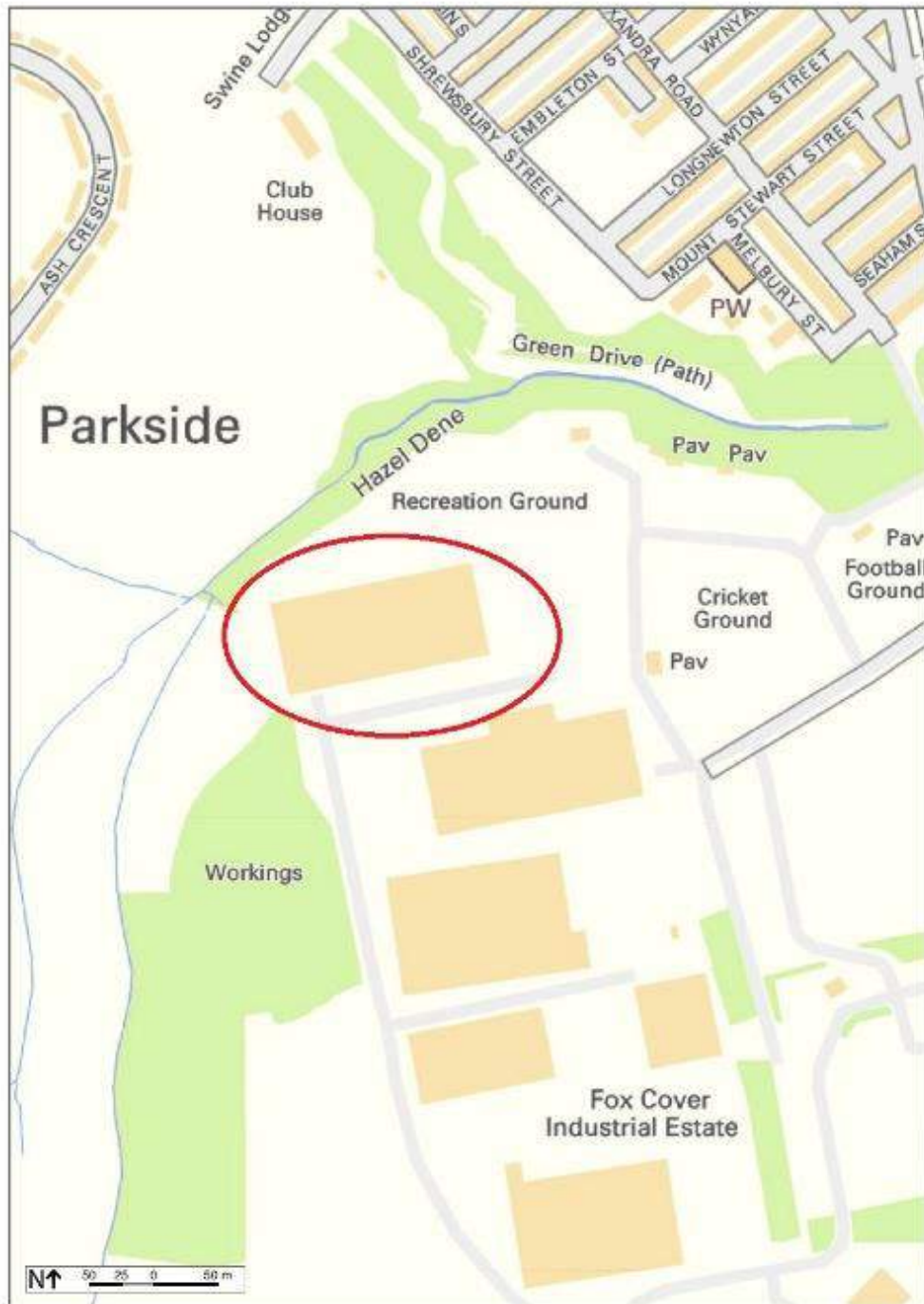
- **EXTENSIVE WAREHOUSE / DISTRIBUTION FACILITY WITH INTEGRAL THREE STOREY OFFICE WITHIN SECURE YARD.**
- **12M TO EAVES.**
- **PART RACKED OFFERING 11,328 EURO PALLET SPACES.**
- **GIA – 12,292 M<sup>2</sup> (132,311 SQ FT )**
- **SITE AREA – 2.99 HECTARES (7.39 ACRES) OR THEREABOUTS.**

[www.frewpain.co.uk](http://www.frewpain.co.uk) t: 0191 229 9517 e: [james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)



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





**Map Information**

Scale 1:4746  
 Date: 07/09/15  
 Reference  
 Order No: 1562531

**Unit 9 Foxcover, Admiralty  
 Way, Seaham SR7 7DN**



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## LOCATION

Foxcover Distribution Park is a modern industrial estate providing high specification accommodation with a wide selection of national operators.

The estate benefits from excellent road communications, connecting directly to the A19, 1.5 miles to the west via the A182. The A1(M), the region's other main arterial route, is located approximately 6 miles to the west, running parallel north to south with the A19.

Seaham is an attractive coastal town located in east County Durham approximately 15 miles south east of Newcastle upon Tyne, 10 miles east of Durham and 20 miles north of Middlesbrough.

The East Coast main line provides services to Durham, Newcastle and Darlington, all of which are a short drive from Seaham. Journey time from Durham to London Kings Cross is around 2 hours and 30 minutes with Edinburgh being approximately 1 hour 40 minutes. The area is served by two airports with Newcastle International Airport approximately 25 miles to the North West with Durham Tees Valley International Airport approximately 25 miles to the south.

The exact location can be seen on the attached plan.

## DESCRIPTION

The property comprises modern high bay warehouse / distribution facility of steel portal frame construction formed in two adjoining bays with central steel columns. The building is clad with

insulated profile sheeting to elevations and roof.

Internally the warehouse provides a 12m clear eaves, six self levelling dock levellers with one single level access door. The warehouse benefits from a two storey office, high bay LED lighting and power floated floor with max loading of 50KN/m<sup>2</sup>.

The main office accommodation has been fitted out to an excellent standard, providing entrance, reception with passenger lift to first and second floors offering a selection of high quality open plan and cellular offices, kitchen and WC facilities.

The second floor provides several boardrooms along with gymnasium and meeting rooms.

Externally there is a large concrete yard servicing the warehouse with extensive car parking to the front. The site benefits from perimeter security fencing and soft landscaping to boundaries.

## ACCOMMODATION

From onsite measurements we have calculated the following areas (GIA):

Warehouse 10,931 m<sup>2</sup>  
(117,661 sq ft)

Offices and ancillary accommodation 1,361m<sup>2</sup>  
(14,649 sq ft)

**TOTAL GIA : 12,292M<sup>2</sup>  
(132,311 SQ FT)**

## RATEABLE VALUE

From the VOA Website we understand the premises are assessed at RV £352,500.

## SERVICES

We understand that the property benefits from all mains services, with the addition of CCTV and fire / security alarm.

In addition the warehouse has extensive full high bay racking and caged protection area which was installed by Jungheinrich (full details upon request).

## ENERGY PERFORMANCE CERTIFICATE

Full details upon request.

## TENURE

Leasehold / Freehold

## RENT

Our client is seeking £5.00 sq ft for a new full repairing and insuring lease for a term of 10 years.

## PRICE

Full details upon request.

## VAT

All prices quoted are exclusive of VAT at the prevailing rate.

## VIEWING

Solely via Frew Pain & Partners:

**James E F Pain**

**Tel: 07841 871710**

**Email:**

[james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)

**August 2015**





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## FIRST FLOOR OFFICES



## SECOND FLOOR OFFICES



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## WAREHOUSE (BAY 2)



## REAR WAREHOUSE



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## REAR CAGED RACKING



## REAR SERVICE YARD

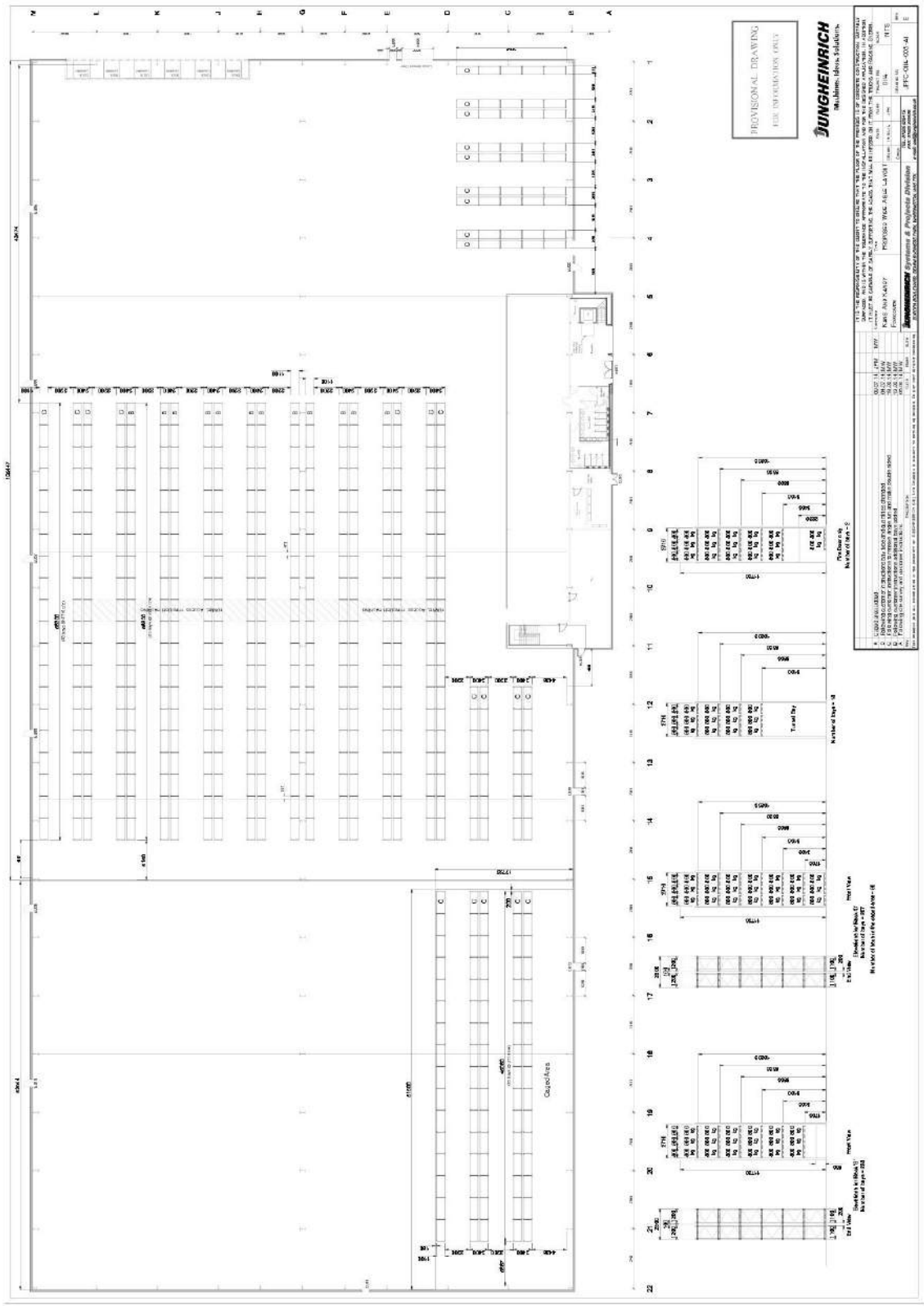


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# EXISTING RACKING LAYOUT PLAN



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