

# to let



*The industrial property specialists*

**UNIT 1B  
MILL HILL  
NORTH WEST INDUSTRIAL ESTATE  
PETERLEE  
CO DURHAM  
SR8 2HR**



- **TWO STOREY OFFICE AND STORES WITH CAR PARKING / YARD**
- **TOTAL (GIA) : 421.80 M<sup>2</sup> (4,540 SQ FT)**
- **YARD / CAR PARK : 0.05 ha (0.12 ACRES) OR THEREABOUTS**
- **ESTABLISHED LOCATION WITH EXCELLENT MAIN ROAD VISIBILITY**
- **SUITABLE OF ALTERNATIVE USES, SUBJECT TO PLANNING PERMISSION**
- **RENT : £25,000 PA EXC**

[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)



the mark of  
property  
professionalism  
worldwide

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



UNIT 1, MILL HILL, NORTH WEST  
INDUSTRIAL ESTATE, PETERLEE,  
CO DURHAM, SR8 2HR

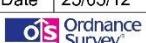
© Crown Copyright 2011. All rights reserved. Licence Number 100047514



**FIND**  
PROFESSIONAL MAPPING INTELLIGENCE

Scale 1:6,000

Date 25/05/12



## LOCATION

The subject property is located on Mill Hill, North West Industrial Estate, Peterlee.

It is located at the main entrance to the estate, offering high levels passing traffic and visibility.

Access to the A19 is circa 100m away, providing excellent communication links both North and South.

Overall the Estate offers a selection of mixed use operators including manufacturing, office, motor retail and trade counter.

Local amenities and services are provided close by within Peterlee Town Centre.

The exact location is shown on the attached plan.

## DESCRIPTION

The premises offer a two storey unit with ground floor storage and first floor offices and stores.

Constructed of steel frame and brickwork infill walls with felted roof over.

Access to the ground floor stores is via a single raised automatic roller shutter (2.8m \*2.6m). In addition on the ground floor there are WC facilities and office accommodation.

The first floor offices / stores are accessed by a single stairs offering open plan and cellular offices fitted out to a good standard with

suspended ceilings / recessed LED lights and carpet tiles.

Externally there is large car park yard area, set within a larger site which is shared with another occupier (Central Doorset Manufacturing).

## ACCOMMODATION

From onsite measurements, it's understood that the unit has the following GIA:

Warehouse / Stores	219.00 m <sup>2</sup>
First Floor Offices	202.80 m <sup>2</sup>
<b>TOTAL (GIA)</b>	<b>421.80 M<sup>2</sup> (4,540 SQ FT)</b>

**YARD / CAR PARK : 0.05 HA (0.12 ACRES) OR THEREABOUTS**

## SERVICES

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

All parties should make their own investigations.

## SERVICE CHARGE

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

## BUSINESS RATES

From discussions with the Local Rating Authority we understand that the accommodation will need to be reassessed upon occupation.

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

## TENURE

Leasehold

The unit is 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 in the region of £25,000 p.a.

Incentives may be offered subject to covenant and term.

The landlord will require a 3 month rent deposit to be held for the duration of the lease.

## 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:

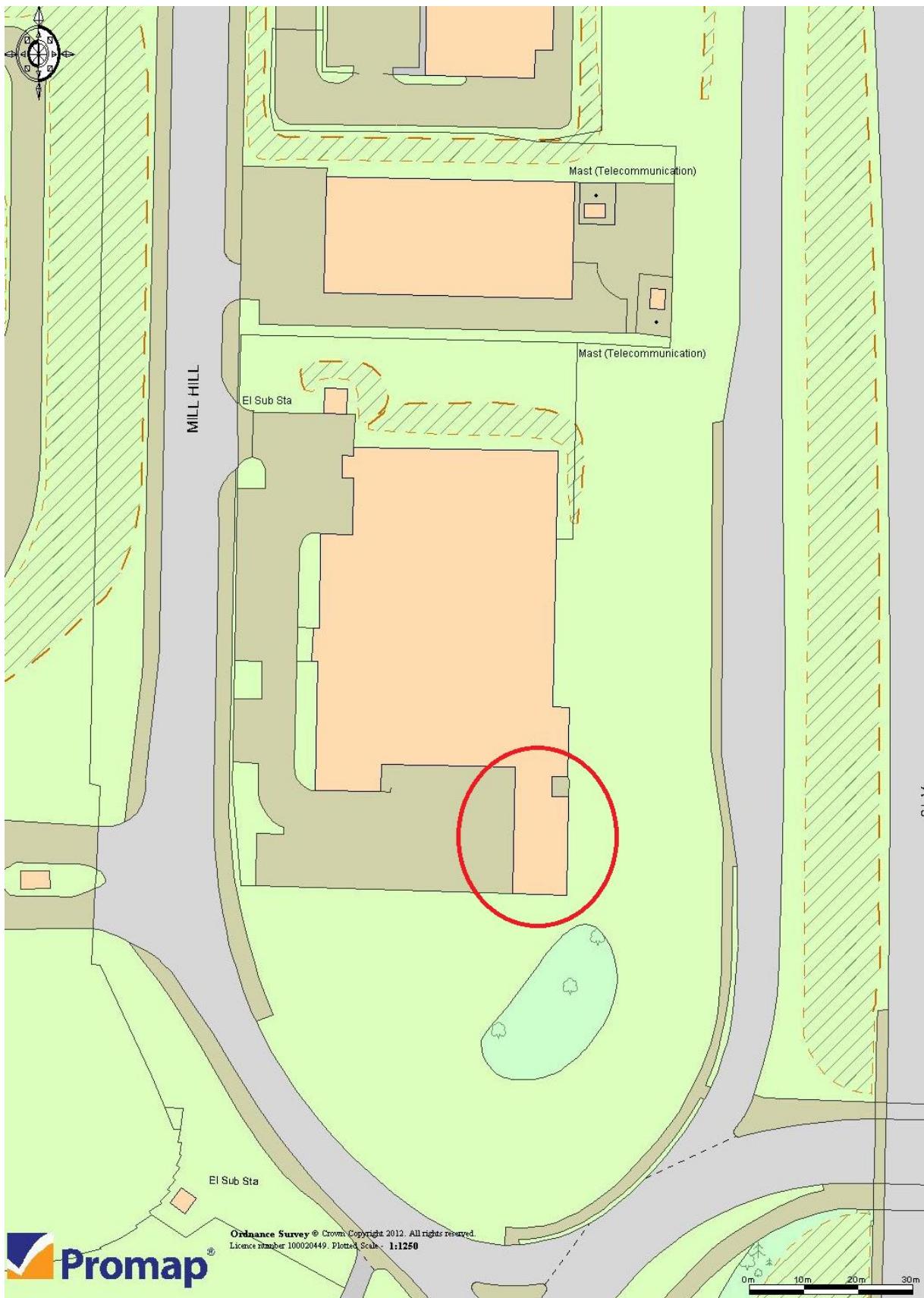
**James E F Pain**

**Tel: 07841 871710**

**Email:**

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

Jan 2026



F492 Printed by Ravensworth 01670 713330

[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)

**IMPORTANT NOTICE:** FREW PAIN & PARTNERS LTD for themselves and for the vendors and lessors of the property give notice that: (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of any offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of FREW PAIN & PARTNERS LTD or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person, either principal or employee, at FREW PAIN & PARTNERS LTD has any authority to make or give any representation or warranty in relation to this property. (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order. **FINANCE ACT 1989:** Unless otherwise stated all prices and rents are quoted exclusive of VAT. **PROPERTY MISDESCRIPTIONS ACT 1991:** Every reasonable effort has been made by FREW PAIN & PARTNERS LTD to ensure accuracy. All interested parties are advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take the appropriate professional advice.

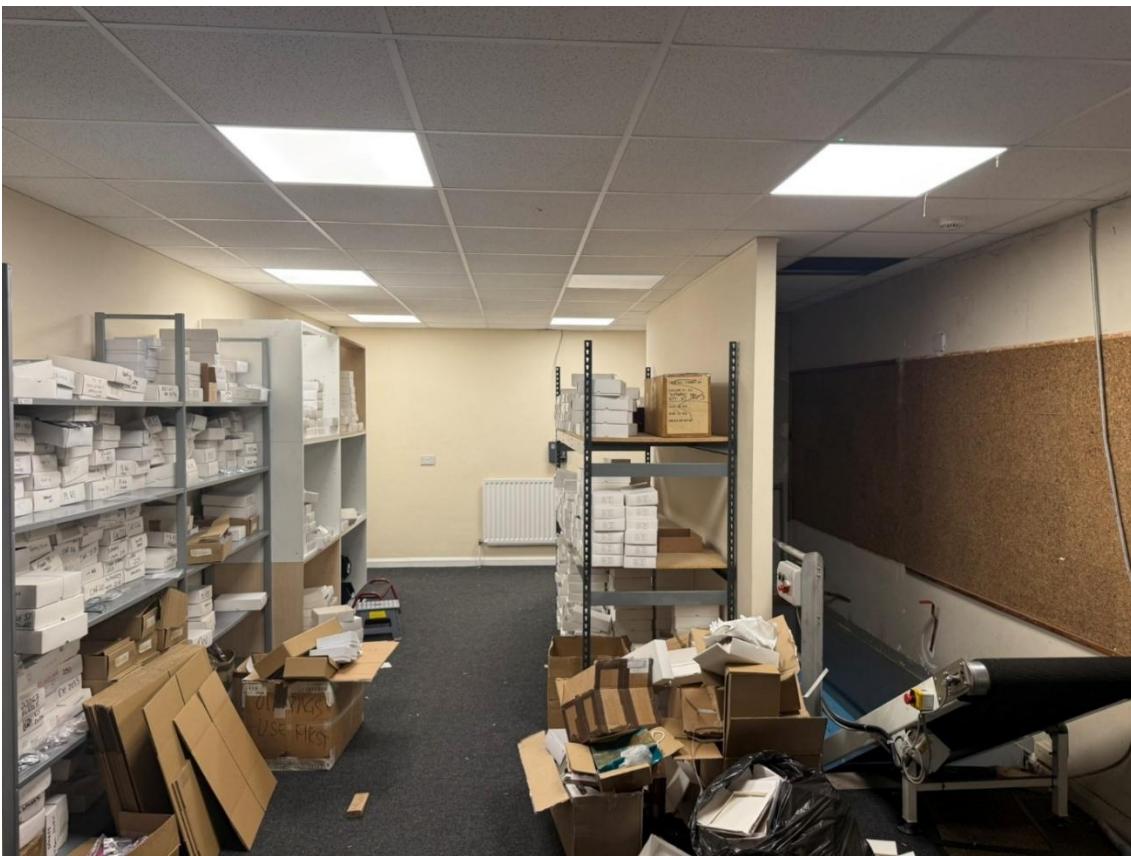


(Blue Crosshatched area indicates car parking)

F492 Printed by Ravensworth 01670 713330

[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)

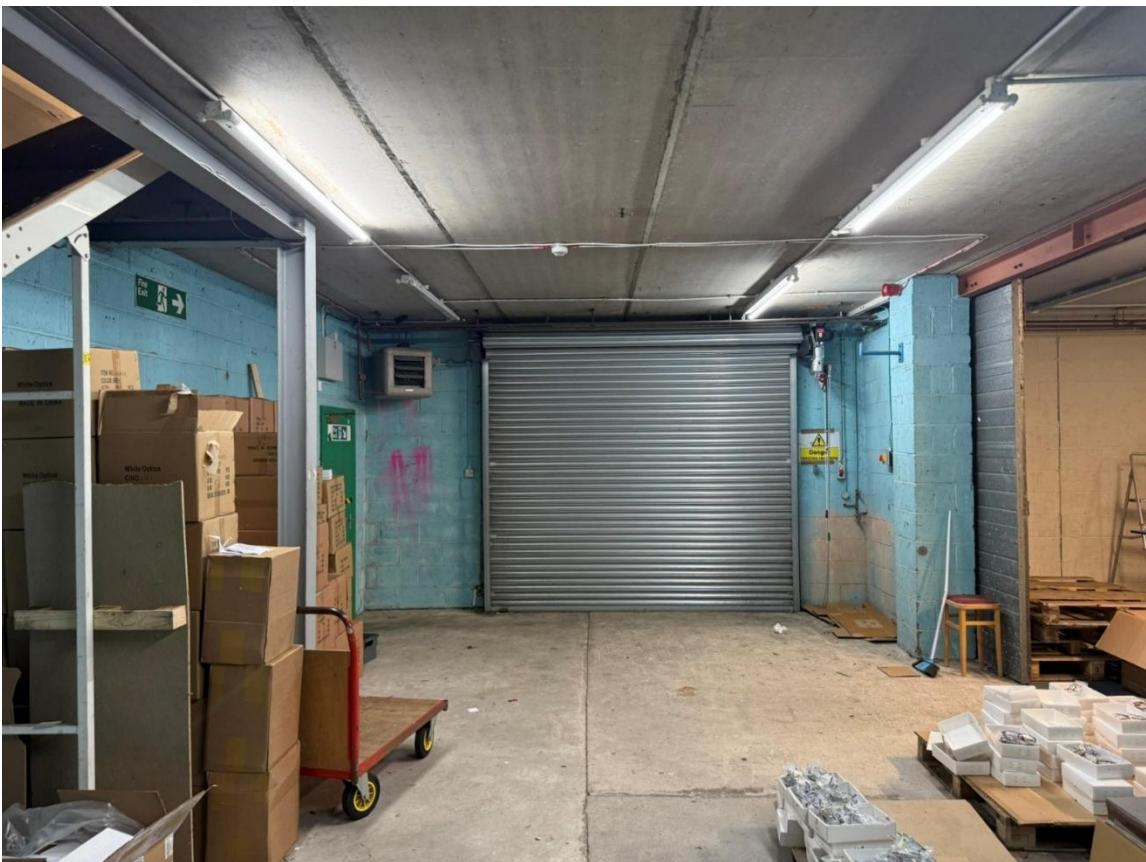
**IMPORTANT NOTICE:** FREW PAIN & PARTNERS LTD for themselves and for the vendors and lessors of the property give notice that: (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of any offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of FREW PAIN & PARTNERS LTD or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person, either principal or employee, at FREW PAIN & PARTNERS LTD has any authority to make or give any representation or warranty in relation to this property. (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order. **FINANCE ACT 1985:** Unless otherwise stated all prices and rents are quoted exclusive of VAT. **PROPERTY MISDESCRIPTIONS ACT 1991:** Every reasonable effort has been made by FREW PAIN & PARTNERS LTD to ensure accuracy. All interested parties are advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take the appropriate professional advice.



F492 Printed by Ravensworth 01670 713330

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

**IMPORTANT NOTICE:** FREW PAIN & PARTNERS LTD for themselves and for the vendors and lessors of the property give notice that: (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of any offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of FREW PAIN & PARTNERS LTD or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person, either principal or employee, at FREW PAIN & PARTNERS LTD has any authority to make or give any representation or warranty in relation to this property. (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order. **FINANCE ACT 1989:** Unless otherwise stated all prices and rents are quoted exclusive of VAT. **PROPERTY MISDESCRIPTIONS ACT 1991:** Every reasonable effort has been made by FREW PAIN & PARTNERS LTD to ensure accuracy. All interested parties are advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take the appropriate professional advice.



F492 Printed by Ravensworth 01670 713330

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

**IMPORTANT NOTICE:** FREW PAIN & PARTNERS LTD for themselves and for the vendors and lessors of the property give notice that: (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of any offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of FREW PAIN & PARTNERS LTD or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person, either principal or employee, at FREW PAIN & PARTNERS LTD has any authority to make or give any representation or warranty in relation to this property. (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order. **FINANCE ACT 1989:** Unless otherwise stated all prices and rents are quoted exclusive of VAT. **PROPERTY MISDESCRIPTIONS ACT 1991:** Every reasonable effort has been made by FREW PAIN & PARTNERS LTD to ensure accuracy. All interested parties are advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take the appropriate professional advice.