

for sale



The industrial property specialists

FORMER HEXION UK SITE MILL HILL NORTH WEST INDUSTRIAL ESTATE PETERLEE SR8 2HR



- SELF CONTAINED SECURE SITE WITH 3 SEPARATE ACCESS AND EGRESS POINTS
- TOTAL SITE AREA: 3.92 HA (9.7 ACRES) OR THEREABOUTS
- SELECTION OF WAREHOUSE AND OFFICE ACCOMMODATION OF 15,309 SQ FT
- SUITABLE FOR A VARIETY OF USES, SUBJECT TO PLANNING PERMISSION
- PRICE: £950,000 (SUBJECT TO CONTRACT)

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



SITE LOCATION PLAN

SCALE 1:2500 on A4



(Plans are not to scale and for identification purposes only)

LOCATION

The site and premises are located on Mill Hill, North West Industrial Estate, Peterlee.

North West Industrial Estate, offers excellent communication links throughout the region, via the A19, which lies 2 mins driveaway.

All local services and amenities are located close by within Peterlee Town Centre.

The Estate provides a wide and varied selection of other occupiers mainly industrial / warehousing and trade business.

The exact location is shown on the attached plan.

DESCRIPTION

The site was previously occupied and operated by Hexion UK, which has now been fully decommissioned with all plant removed and selective demolition undertaken.

The site consists of a variety of workshop / warehouse and offices set within a secure fenced compound. The remainder of the site offers a selection of concrete yards and compacted hardcore with internal service roads.

The former laboratory is a single storey brick built unit with pitched tiled roof over, offering a combination of open plan and cellular room formats. To the rear is an area of undeveloped land with tarmacadam car park to the front.

The main two storey office block is of brick construction and provides offices, WC and welfare facilities, with a car park to the front.

Within the main site there are four remaining self-contained warehouse / workshop / stores of steel portal frame design with profile cladding to elevations and roof above.

The site is secured by perimeter palisade fencing with soft landscaping to all boundaries.

ACCOMMODATION

From onsite measurements the premises provide the following Area (GIA):

Laboratory (Area 27)	280.76m ²
Office (Area 23)	275.84m ²
Stores (Area 20)	147.35m ²
Warehouse (Area 17)	186.30m ²
Warehouse (Area 15)	351.60m ²
Stores (Area 16)	180.41m ²

**TOTAL GIA: 1,422.26 M²
(15, 309 SQ FT)**

TOTAL SITE AREA: 3.92 HA (9.7 ACRES) OR THEREABOUTS

SERVICES

It is understood the site benefits from all mains services with the exclusion of gas.

There are two decommissioned weighbridges on site along with a drainage interceptor.

(It is recommended that all interested parties contact the local service providers to ensure that the services are operational).

BUSINESS RATES

The site will require to be reassessed upon occupation.

(All interested parties contact the Local Authority to confirm these figures.)

TENURE

Freehold
(DU 187138 / DU 187150).

A small area to rear of the site is owned by Northumbria Water for a pumping station, where they require unfettered access at all times. In addition Northern Powergrid will also require access to their Borden South Substation, which is located on site.

(Full details upon application).

PRICE

Our client is seeking a price of £950,000, Subject to Contract.

ENERGY PERFORMANCE CERTIFICATE

Full details upon request.

VAT

VAT will be chargeable at the prevailing rate.

LEGAL COSTS

The ingoing tenant will be responsible for the Vendors reasonable legal costs in connection with any transaction.

VIEWING

By prior appointment with Frew Pain & Partners, contact:

James E F Pain

Tel: 07841 871710

Email:

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February 2020



Map Information
 Scale: 1:6132
 Date:
 Reference:
 Order No: 2175955

**FORMER HEXION UK SITE, MILL HILL, NORTH WEST INDUSTRIAL ESTATE
 PETERLEE, SR8 2HR**



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IDENTIFICATION PLAN

SHOWING FULL EXTENT OF SITE HIGHLIGHTED RED
THE AREA OUTLINED BLUE (REDUNDANT BUILDINGS & PLANT)
DEMOLISHED AND CLEARED OFF SITE IN JANUARY 2020



(Photograph of cleared site – February 2020)