

# all enquiries



## 19-26 BRACKEN HILL, SOUTH WEST INDUSTRIAL ESTATE, PETERLEE SR8 2LS

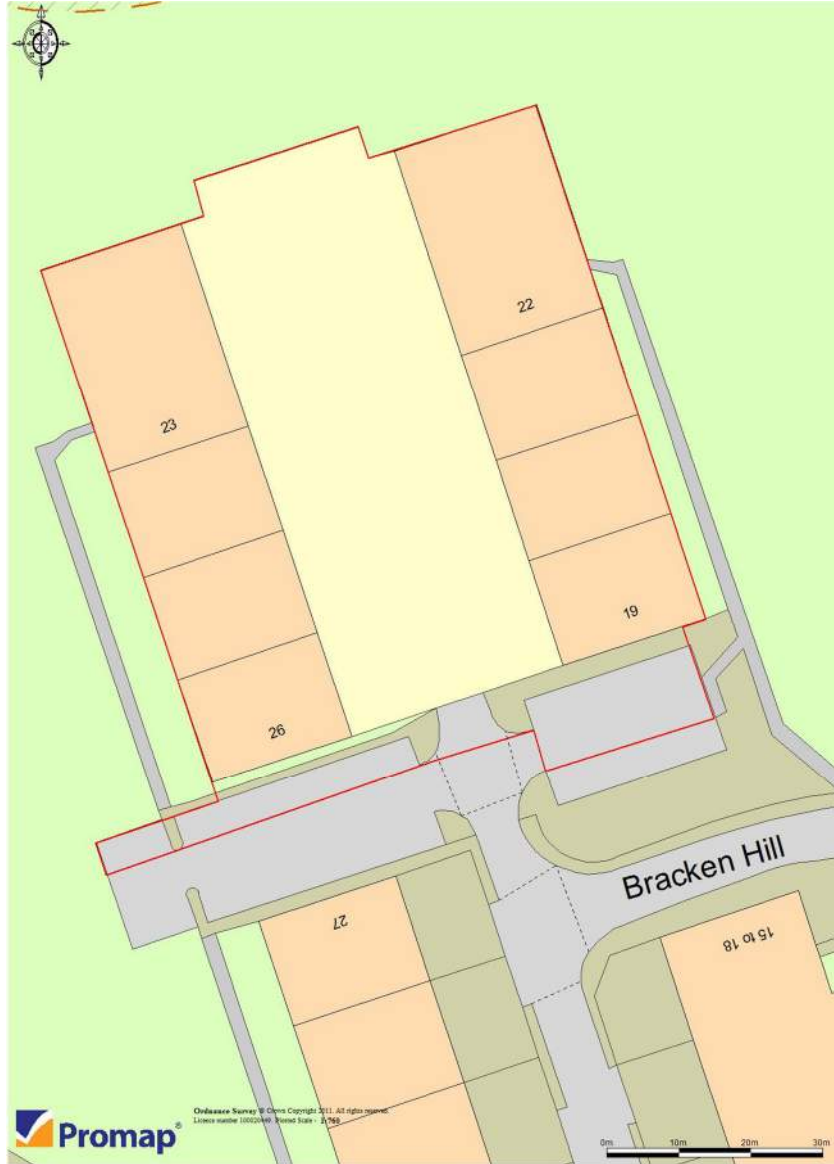


- SELF-CONTAINED INDUSTRIAL COMPLEX SET WITHIN A SECURE FENCED SITE.
- TO LET / FOR SALE, IN WHOLE OR PART.
- UNITS RANGING FROM 3,000 – 32,021 SQ FT (278.70 - 2,974 M<sup>2</sup>)
- TOTAL SITE AREA: 2.01 ACRES (0.81HA) OR THEREABOUTS.
- OF INTEREST TO INVESTORS, DEVELOPERS OR END OCCUPIER.
- ESTABLISHED TRADE COUNTER LOCATION

[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



## LOCATION

The subject site and premises are located on Brackin Hill, South West Industrial Estate, which is well established as a trade counter location. Nearby occupiers include Howdens Joinery, Plumb Centre and Seaward.

Peterlee lies on the County Durham coast, located equally between Teesside and Sunderland benefiting from direct vehicular access to the A19 providing excellent communication links both North and South.

The exact location can be seen on the attached plan.

## DESCRIPTION

The property provides a secured, self-contained site presently accommodating two terraces of industrial workshops arranged around a central concrete yard area, with additional designated car parking at the entrance.

The buildings are of a steel portal frame construction with combination of brick/block infill walls and profiled cladding above and to the roof over. Internally the buildings benefit from a level concrete floors, inclusive offices, and ground level roller shutter access doors.

The accommodation is capable of being let individually, together or in part.

## ACCOMMODATION

From onsite measurements it is understood that the following areas have been calculated (GIA):

### Units 19-22

Warehouse	1,010.97m <sup>2</sup>
Offices	480.40m <sup>2</sup>
Total	1,491.37m <sup>2</sup> (16,053 sq ft)

### Units 23-36

Warehouse	1,188.60m <sup>2</sup>
Offices	294.87m <sup>2</sup>
Total	1,482.47m <sup>2</sup> (15,968 sq ft)

### Combined Unit

Warehouse	2,199.57m <sup>2</sup>
Offices	775.27m <sup>2</sup>
Total	2,974.84m <sup>2</sup> (32,021 sq ft)

Smaller individual units are available from 3,000 sq ft.

## RATEABLE VALUE

The property is entered on to the 2010 Rating List in two separate parts, with Rateable Values as follows:

<b>Units 19-20 / 22-26</b>	<b>£57,500</b>
<b>Unit 21</b>	<b>£10,500</b>

Interested parties should verify this information with the Business Rates Department at Durham County Council on 0845 602 1507.

## SITE AREA

The total site is approximately 2.01 acres (0.81ha) or thereabouts.

## SERVICES

We understand that all mains services are located to site.

All interested parties should make their own enquires direct with the relevant service providers.

## TENURE

The property is available on either a freehold or leasehold basis on flexible terms to be negotiated.

## PRICE / RENT

Offers are invited for the benefit of the freehold interest with vacant possession.

Sale and leaseback on part may be considered (full details upon request).

Rents are from £2.50 per sq ft subject to term and size.

## VAT

We have been advised that the land is elected for VAT which will be on the purchase price.

## LEGAL COSTS

The purchaser will be responsible for any legal / professional fees together with any VAT thereon incurred in the preparation and acquisition of the site.

## VIEWING

The site is available to view by appointment 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)

**Or joint agent**

**Jonathan McGrael**

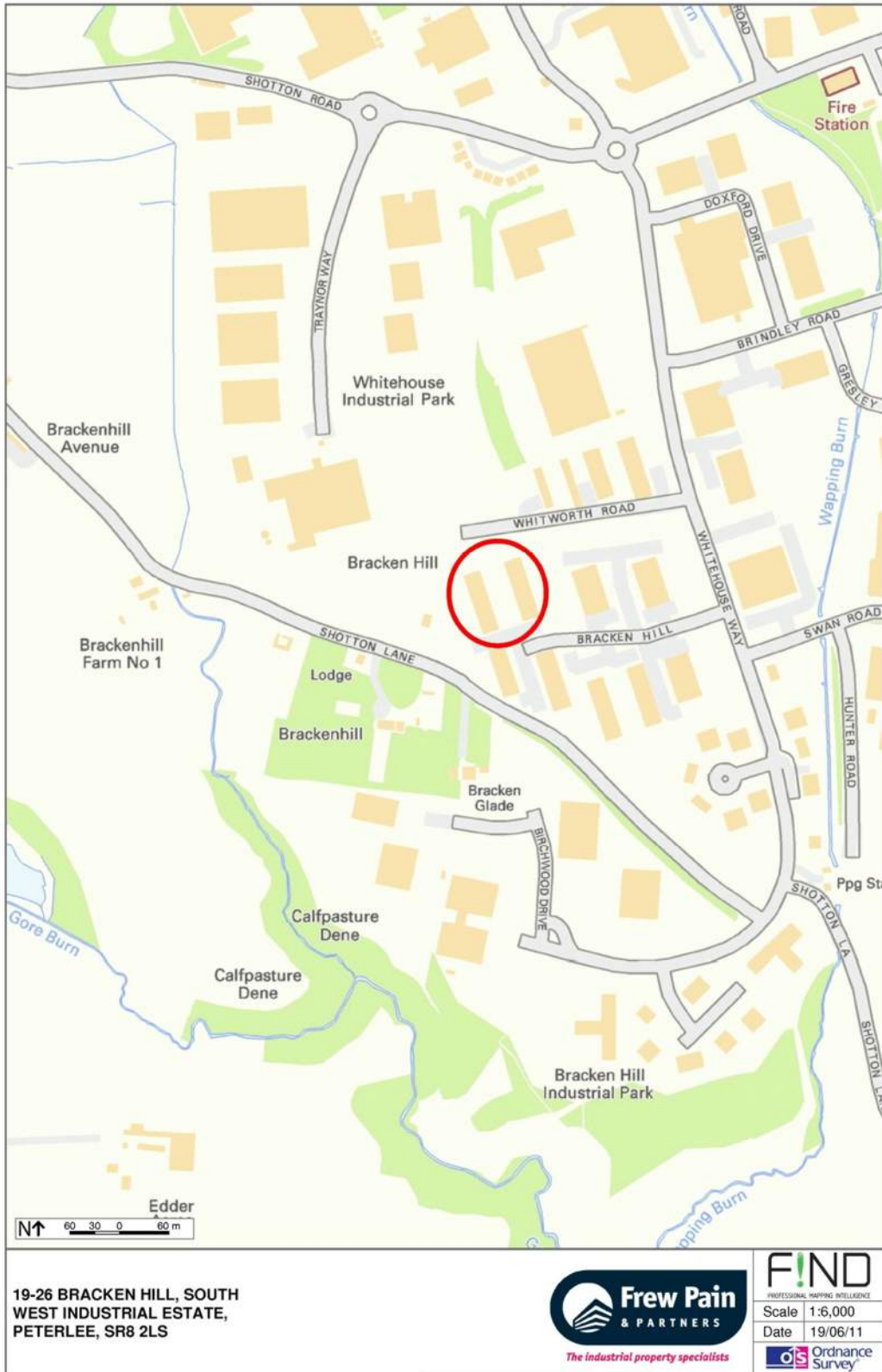
**Colliers International**

**Tel: 0113 200 1863**

**Email:**

[Jonathan.McGrael@colliers.com](mailto:Jonathan.McGrael@colliers.com)

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