

to let



The industrial property specialists

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



- **TWO STOREY OFFICE AND STORES WITH CAR PARKING / YARD**
- **TOTAL (GIA) : 210.9 M² (2,270 SQ FT)**
- **YARD / CAR PARK : 0.05 ha (0.06 ACRES) OR THEREABOUTS**
- **ESTABLISHED LOCATION WITH EXCELLENT MAIN ROAD VISIBILITY**
- **SUITABLE OF ALTERNATIVE USES, SUBJECT TO PLANNING PERMISSION**
- **RENT : £14,000 PA EXC**

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



FIND
PROFESSIONAL MAPPING INTELLIGENCE

Scale	1:6,000
Date	25/05/12

Ordnance Survey

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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 felt 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	109.50 m ²
First Floor Offices	101.40 m ²
TOTAL (GIA)	210.90 M² (2,270 SQ FT)

YARD / CAR PARK : 0.06 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 £14,000 p.a.

Incentives may be offer 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:

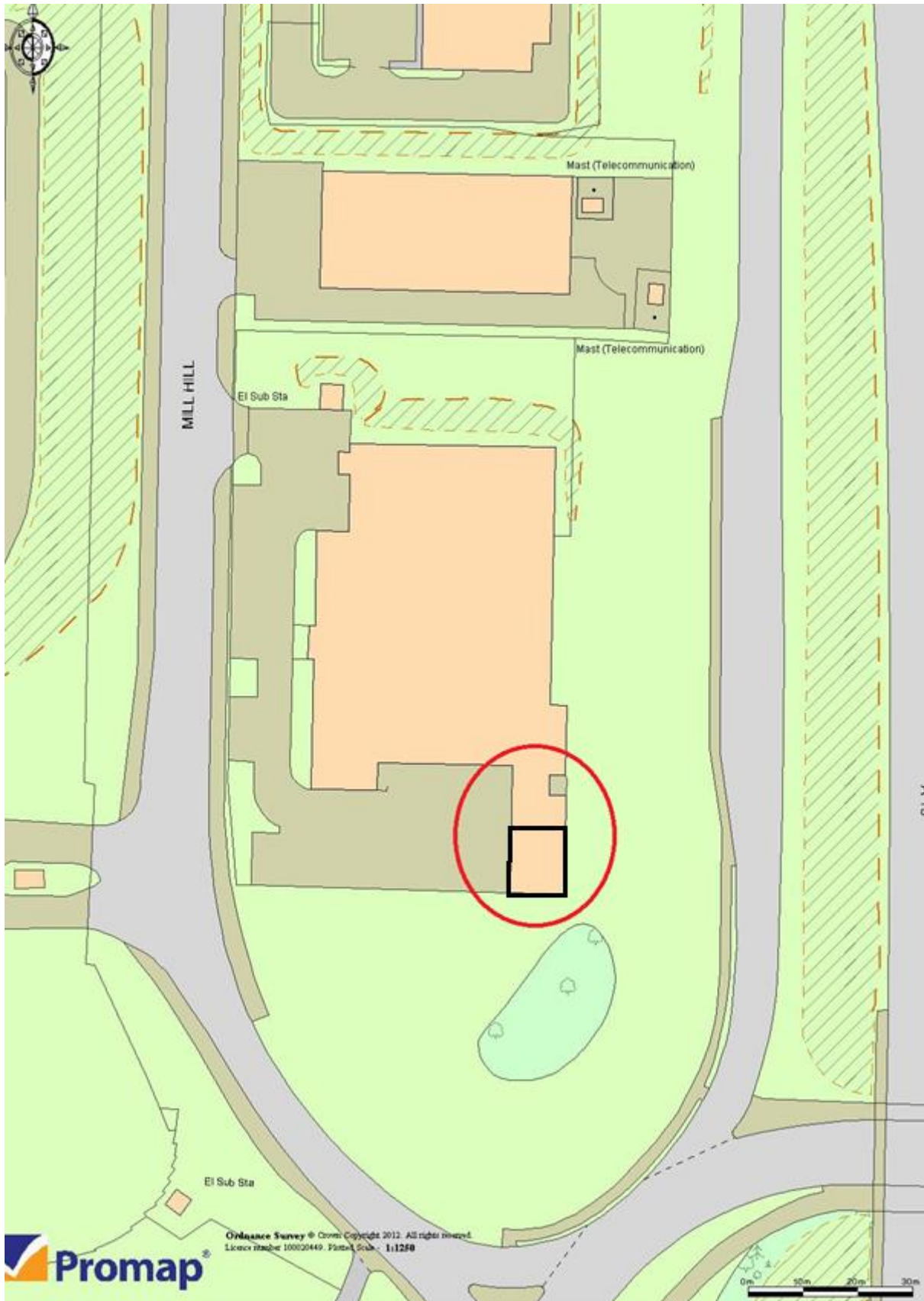
James E F Pain

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Email:

james.pain@frewpain.co.uk

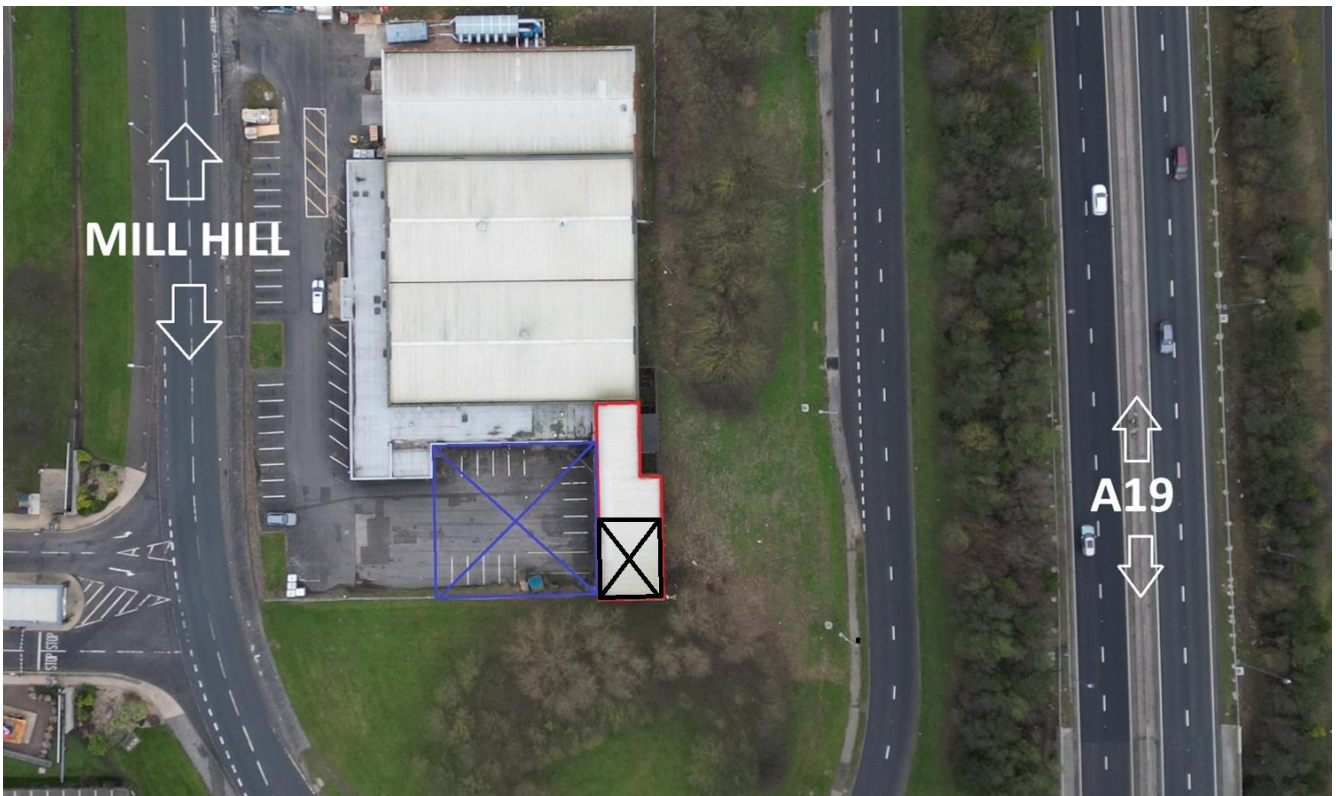
April 26



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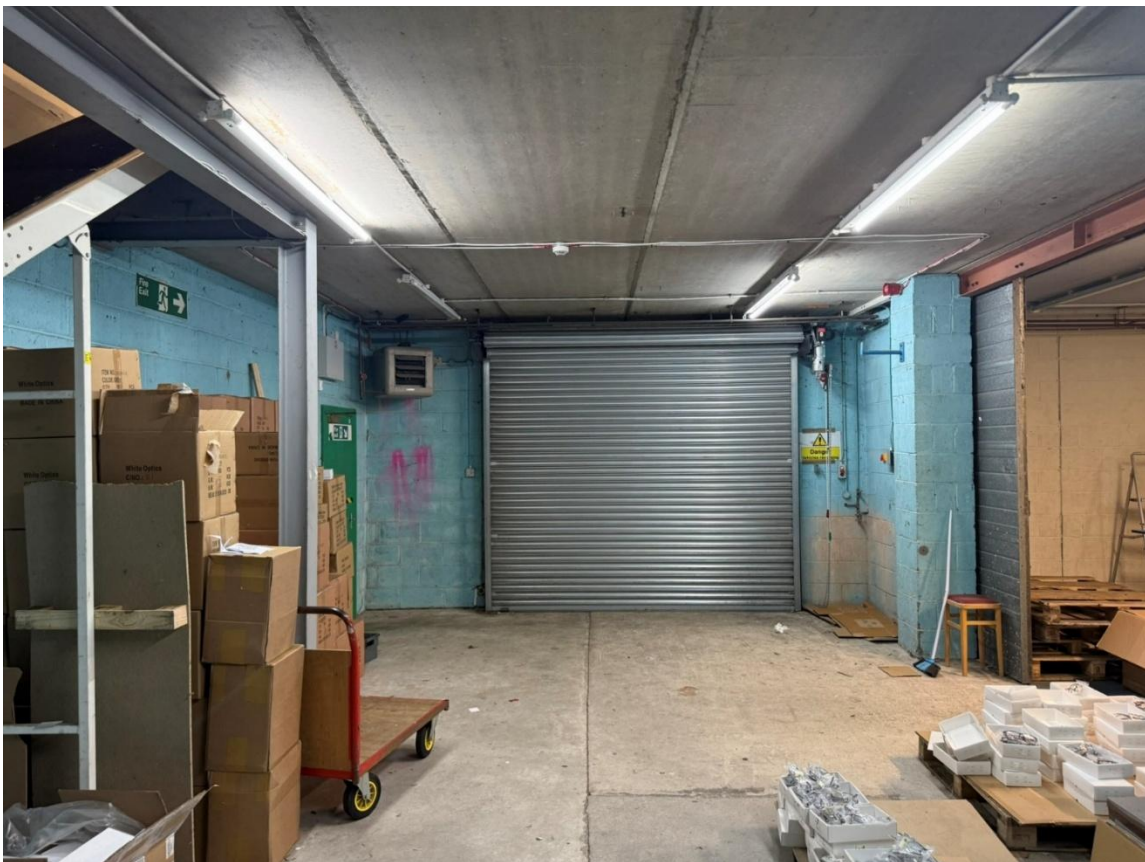
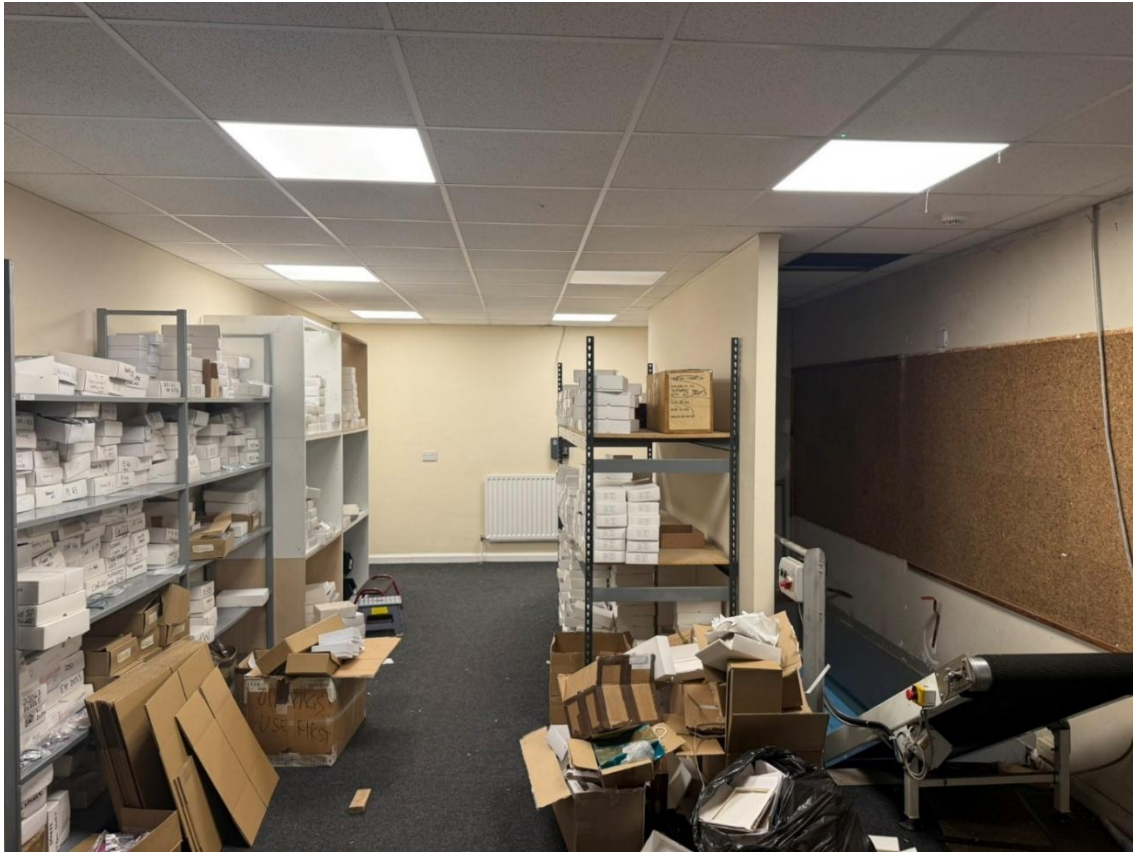


(Blue Crosshatched area indicates car parking)

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