

for sale



The industrial property specialists

**UNIT 4
KILBURN DRIVE
HORDEN
PETERLEE
CO DURHAM
SR8 4TQ**



- MODERN DETACHED WAREHOUSE / FACTORY WITH SHARED SECURE GATED YARD
- GIA: 1,407.12 M² (15,146 SQ FT)
- TOTAL YARD AREA: 0.08 HA (0.2 ACRE) OR THEREABOUTS
- PROMINENTLY POSITIONED FRONTING AT FRONT OF THE ESTATE
- CLOSE TO THE A19 AND LOCAL AMENITIES

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



the mark of
property
professionalism
worldwide

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





Map Information
 Scale: 1:5664
 Date:
 Reference:
 Order No: 1801122

4, Kilburn Drive, Sea View Industrial Estate, Horden, Peterlee, Co Durham, SR8 4TQ



© Crown Copyright 2017 OS 100047514



LOCATION

The subject property is located on Kilburn Drive, Horden, which is situated to the North East of Peterlee town centre and approximately 1 mile from the A19, which provides excellent access throughout the region.

The Estate is mainly commercial offering small to medium sized workshops and warehouse accommodation.

Local amenities and facilities are located at either Horden or Peterlee which are a short distance away.

The exact location is shown on the attached plan.

DESCRIPTION

The detached premises are of steel framed construction with brick / block infill walls with profile metal sheeting to all elevations and roof above, incorporating roof lights.

Internally the unit offers a single storey office block, which includes reception, cellular offices, WC and kitchen facilities.

Vehicular access is via two automatic security roller shutters leading into the yard area.

The warehouse has an effective eaves height of 3.5m (Apex 5.3m), sodium lighting and concrete floors throughout.

Externally there is a secure palisade fenced and gated yard with shared access off Kilburn Drive.

ACCOMMODATION

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

Warehouse	1,317.36m ²
Office	89.76m ²

TOTAL (GIA)	1,407.12 M² (15,146 SQ FT)
--------------------	--

TOTAL YARD AREA: 0.08 HA (0.2 ACRE) OR THEREABOUTS.

SERVICES

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

All parties should make their own investigations.

BUSINESS RATES

From verbal discussions with the Local Rating Authority we understand that the unit has an RV assessment of RV £23,000.

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

TENURE

Freehold

PRICE

Our client is seeking offers in the region of £530,000 (subject to contract).

ENERGY CERTIFICATE

Full details upon request.

LEGAL COSTS

The purchaser will be responsible for any legal / professional fees together with any VAT thereon incurred in the sale of the property.

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

Or joint Agent

David Jackson

Jackson & Partners

Tel: 07597974607

Email :

david@jackson-partners.co.uk

October 2019





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.