for sale



UNIT 4
KILBURN DRIVE
HORDEN
PETERLEE
CO DURHAM
SR8 4TQ

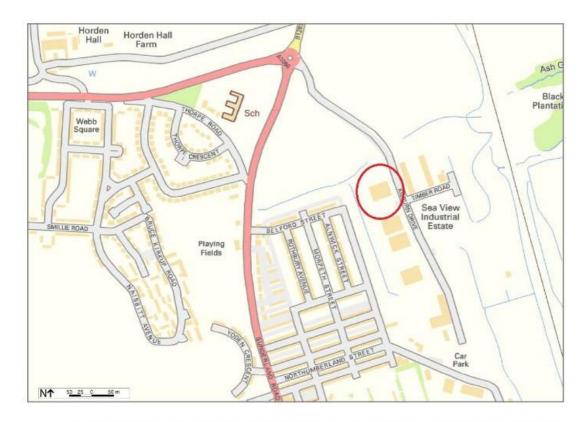


- MODERN DETACHED WAREHOUSE / FACTORY WITH SHARED SECURE GATED YARD
- GIA: 1,407.12 M² (15,146 SQ FT)
- TOTAL YARD AREA: 0.08 HA (0.2 ACRE) OR THEREABOUTS
- PROMINENTLY POSITIONED FRONTING AT FRONT OF THE ESTATE
- CLOSE TO THE A19 AND LOCAL AMENITIES

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







Map Information

Date:

Reference

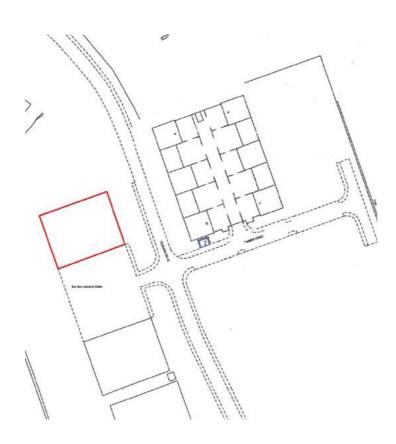
Order No: 1801122

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



Ø Crown Gapyright 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 1,317.36m²
Office 89.76m²

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 PERFORMANCE 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:

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