

mill hill

DISTRIBUTION PARK

EXTENSIVE SELF-CONTAINED WAREHOUSE
FACILITY WITHIN SECURE YARD

TO LET

Total GIA 24,641 sq m (265,234 sq ft)

AVAILABLE IN PART OR WHOLE

Mill Hill, North West Industrial Estate, Peterlee SR8 2RF

CLICK TO ENTER





IN BRIEF



→ FRONT COVER

■ IN BRIEF

→ LOCATION

→ DESCRIPTION

→ ACCOMMODATION

→ ESTATE OVERVIEW

→ OTHER INFO

→ VIEWING

Mill Hill Distribution Park, North West Industrial Estate, Peterlee SR8 2RF

- Extensive self-contained warehouse facility within secure yard.
- Total GIA: 24,641 sq m (265,234 sq ft).
- Total site area: 6.88 ha (17 acre) or thereabouts
- Available in part or whole
- Eaves height 6.5m–8.5m (approx.)
- Combination of ground and dock leveller access
- Fully sprinklered (subject to re-commissioning)
- Large electrical power supply available (up to 4,500 KVA)



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ENLARGE IMAGE

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LOCATION



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**POST CODE FOR
SAT NAV, TABLETS
AND MOBILES:
SR8 2RF**

**OS CO-ORDINATES
54.772955, -1.364294**

The subject premises are located on Mill Hill, North West Industrial Estate, Peterlee, which offers excellent communication links with the A19, giving direct vehicular access both north and south. The surrounding occupiers are industrial and

manufacturing including Caterpillar, TRW Systems and NSK Bearings. Peterlee is circa 23 miles from Newcastle, 19 miles for Middlesbrough and 9 miles from the A1M. The exact location is shown on the plan above.

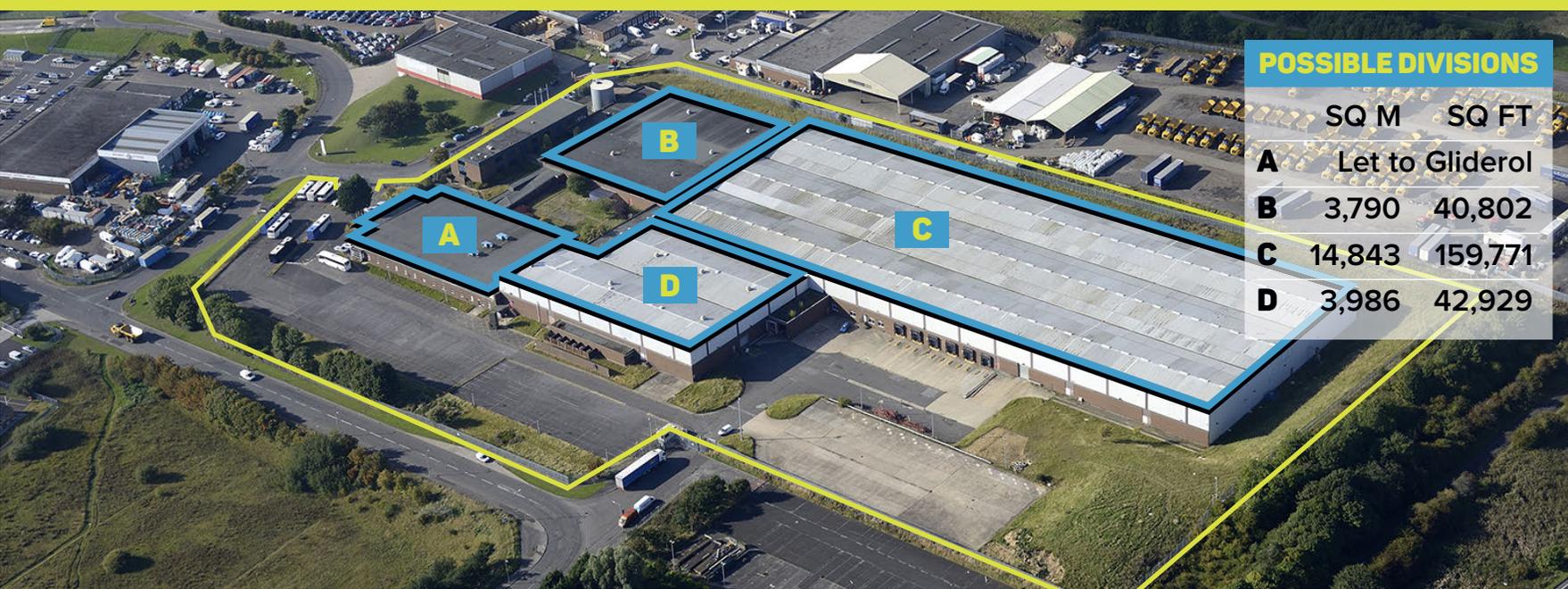


[CLICK HERE TO SEE
GOOGLE MAP](#)

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DESCRIPTION



	SQ M	SQ FT
A	Let to Gliderol	
B	3,790	40,802
C	14,843	159,771
D	3,986	42,929

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The property comprises an extensive operational distribution facility set within a secure fenced yard.

The main modern warehouse is of portal frame construction with brick infill walls and profile insulated cladding to part elevations and roof above. Access to this area is via six self levelling dock loaders with two flat ground level doors. Internally the

accommodation offers high bay sodium lights, power floated floors and an effective eaves height of approx. 8.5m.

Adjacent to the main warehouse are two further production areas / warehouses offering a reduced eaves height of approx. 6.5m. These areas are accessed internally via walkways and provide basic functional accommodation.

The site can be subdivided into self-contained units with independent access and dedicated yard areas.

Full specification and designs upon request.



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ACCOMMODATION

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From on site measurements we have calculated the following GIA:

	SQ M	SQ FT
1 Two-storey office and canteen block	1,309	14,090
2 Personnel block	470	5,059
3 Let to Gliderol Garage Doors		
4 Pedestrian link tunnel	22	237
5 Production area 1	3,790	40,795
6 Link tunnel	219	2,357
7 Link block with office accommodation	482	5,188
8 Let to Gliderol Garage Doors		
9 Main warehouse with loading bay	14,843	159,769
10 Ancillary warehouse	3,506	37,738
TOTAL AVAILABLE	24,641	265,234
Ancillary buildings, sprinkler pump houses, switch room, substation, WC block etc.	913	9,827





ESTATE OVERVIEW

MILL HILL DISTRIBUTION PARK



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APPROXIMATE DRIVE TIMES

Peterlee 5mins **Seaham Docks** 15mins **Port of Sunderland** 16mins **Durham** 20mins **Port of Tyne** 25mins
Newcastle 30mins **TeesPort** 30mins **Leeds** 1hr 25mins **Sheffield** 2hrs **Manchester** 2hrs 20mins
Liverpool 2hrs 45mins **Birmingham** 3hrs 10mins **Glasgow** 3hrs 15mins **London (M25)** 4hrs 10mins



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OTHER INFO

SERVICES

We understand that all main services are located on site.

In addition these include a power supply up to 4500 kva, CCTV and alarm systems.

RATEABLE VALUE

From verbal discussions with the local rating authority we understand that the premises are assessed at RV £515,000

All interested parties should satisfy themselves with these figures.

TERMS

Our client is looking for a new Full repairing and Insuring Lease for a term of years to be agreed.

RENT

Full details upon application

SERVICE CHARGE

A nominal service charge will be payable for the maintenance and upkeep of common areas.

EPCs

Full EPCs upon request.

GRANT INCENTIVE

For further information on the comprehensive package of financial assistance for businesses within Peterlee please contact;

PETER RIPPINGALE

Inward Investment Manager
Business Durham

TELEPHONE

03000 265509

EMAIL

peter.rippingale@durham.gov.uk

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- SCALED FLOOR PLANS



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TABLET USERS:

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INTO BROWSER:

<https://www.dropbox.com/sh/1qwvlzgnq71y6cw/AACo2AhPMSPfUyokkhZepwCQa?dl=0>

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VIEWING & FURTHER INFO

(Site access and viewing strictly by prior appointment)

PRINT BROCHURE

EXIT PDF FULL SCREEN



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JONATHAN SIMPSON 01642 704931
jonathan@cpne.co.uk

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