

to let



The industrial property specialists

**WEBBER PAVILION
UNIT A3 - HALL DENE WAY
SEAHAM GRANGE INDUSTRIAL ESTATE
SEAHAM
COUNTY DURHAM
SR7 0PZ**



- MODERN WAREHOUSE WITH INTEGRAL TWO STOREY OFFICE ACCOMMODATION AND YARD
- EXCELLENT COMMUNICATION LINKS TO A19
- GIA : 4,609.72M² (49,620 SQ FT)
- ADDITIONAL MEZZANINE FLOOR AVAILABLE
- SITE AREA OF 0.84 HECTARES (2.08 ACRES) OR THEREABOUTS
- RENT £180,000 PA.

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



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

AERIAL PHOTOGRAPH OF SEAHAM GRANGE INDUSTRIAL ESTATE



LOCATION

The subject property is located on Hall Dene Way, Seaham Grange Industrial Estate, Seaham.

Seaham Grange Industrial Estate is an established industrial area strategically located off the A19, which provides direct access to Newcastle and Sunderland to the north and Middlesbrough to the south.

The property is situated on the west side of Hall Dene Way, the principal road through the estate with nearby occupiers including Metso, Arc Cookware, Prima Cheese, GBA, Mission Foods, PTS, Homefair Blinds, IPS and Bizspace

This estate is ideally located which is 4 miles south of Sunderland, 11 miles north-east of Durham and 16 miles south-east of Newcastle upon Tyne.

The exact location is shown on the attached plan.

DESCRIPTION

The property comprises modern self-contained warehouse constructed in circa 1998 with dedicated car parking and yard.

Constructed of steel portal frame design with insulated profile cladding to all elevations and roof above incorporating roof lights.

Internally the property offers a substantial ground floor warehouse with office and ancillary accommodation on the first floor.

There is a mezzanine floor providing additional storage which can remain or be removed.

The warehouse benefits from concrete floors, high bay sodium lighting and an approximate eaves height of 6.20 metres.

Vehicular access is via four automatic security roller shutters located to the side elevation giving movement to the yard.

The office accommodation is located over the ground and first floor and is fitted out to good standard providing suspended ceilings, recessed CAT II lighting, carpeted floors and painted walls which is further complemented with WC and kitchen facilities.

Externally the site is open offering single point of access, car parking and soft landscaping to boundaries.

ACCOMMODATION

From onsite measurements the premises have the following GIA Areas:

Warehouse	4,168.76m ²
Office	440.96m ²
(Ground & first)	

**Total GIA: 4,069.72m²
(49,620 sq ft)**

(Mezzanine floor 3,154.36m²)

**Site area : 0.84 Hectares
(2.08 Acres) or thereabouts**

SERVICES

The property benefits from all mains services.

It is recommended that all interested parties contact the Local service provides to ensure that the services are operational.

BUSINESS RATES

We understand from informal discussions with the Local Rating Authority that the premises are assessed at RV £169,000.

(It is recommended that all interested parties contact the Local Authority to confirm these figures as this does include the mezzanine floor)

TENURE

The premises are available by way of new Full Repairing and Insuring lease for a term of years to be agreed.

RENT

Our client is seeking a rental in the region of £180,000 p.a.

Incentives may be available subject covenant and lease term.

ENERGY

CERTIFICATE

Rating D-80

See below.

VAT

VAT will be chargeable at the prevailing rate.

LEGAL COSTS

The ingoing tenant will be responsible for the landlords' reasonable legal costs in connection with any transaction.

VIEWING

By prior appointment with Frew Pain & Partners, contact:

James E F Pain

Tel: 07841 871710

Email:

james.pain@frewpain.co.uk

May 2018



SITE BOUNDARY



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Map Information

Scale Unit A3 Hall Dene Way, Seaham Grange Industrial Estate, Seaham, SR7 0PZ
 Date: 06/06/17
 Reference
 Order No: 1846780

F!ND
 PROFESSIONAL MAPPING INTELLIGENCE
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Energy Performance Certificate

Non-Domestic Building

Jacques-Vert Plc
Unit A3, Hall Dene Way
Seaham Grange Industrial Estate
SEAHAM
SR7 0PZ

Certificate Reference Number:
9887-3066-0453-0600-6591

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 80

This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 3997
Building complexity (NOS level): 4
Building emission rate (kgCO₂/m²): 110.75

Benchmarks

Buildings similar to this one could have ratings as follows:

25 If newly built
73 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.