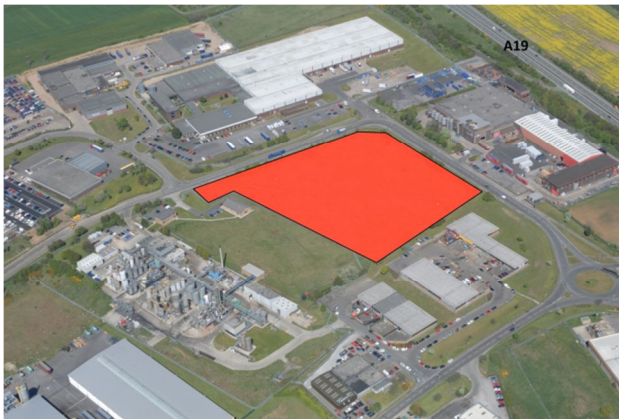


for sale/to let



LAND AT MILL HILL, NORTH WEST INDUSTRIAL ESTATE, PETERLEE, SR8 2HR

- DEVELOPMENT LAND / OPEN STORAGE
- SUITABLE FOR A VARIETY OF USES, SUBJECT TO PLANNING PERMISSION
- TOTAL SITE AREA – 2.55 HA (6.31 ACRES) OR THEREABOUTS
- AVAILABLE IN PART OR WHOLE

LOCATION

The site is located on Mill Hill, North West Industrial Estate, Peterlee. Set within a mainly industrial area, the premises offer excellent communication links via the A19 which lies approximately ¼ mile away. The A19 offers direct access both North and South and to the surrounding area.

Exact location is shown on the attached plan.

DESCRIPTION

The site is flat and broadly rectangular, offering a single secure point of access and egress directly onto Mill Hill.

SITE

The following area has been calculated:

Gross Area – 2.55 ha (6.31 acres) or thereabouts.

Subdivision of the whole can be considered. Full details are available upon request.

PLANNING

The site has outline planning permission for industrial units (B1, B2 and B8 uses) including small retail units. Any new development will require the submission of a new planning application.

(All interested parties should contact the Planning Department of Easington District Council, Tel: 0191 527 0501).

SERVICES

We understand all mains services are connected to the boundary of the site.

(All interested parties should satisfy themselves with the relevant service providers).

CONSIDERATION

The site can be let or sold in part or whole for open storage.

To assist with any letting / sale the site can be fenced or surfaced, subject to specification.

DESIGN & BUILD OPPURTUNITIES

Our client would consider design & build opportunities, subject to specification and financial status.

LEGAL FEES

The ingoing tenant/purchase will be responsible for our client's legal fees concerning this transaction.

VIEWING

By prior appointment with Frew Pain and & Partners, contact:

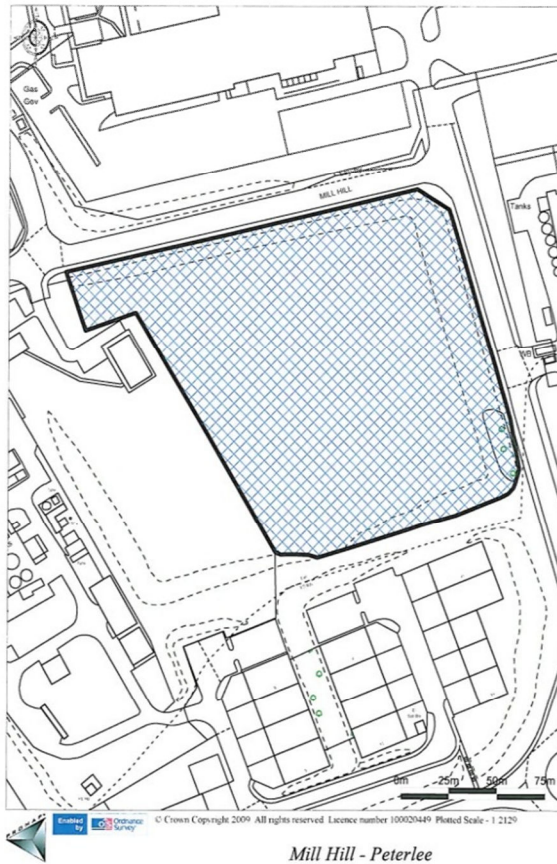
James E F Pain

Tel: 07841 871710

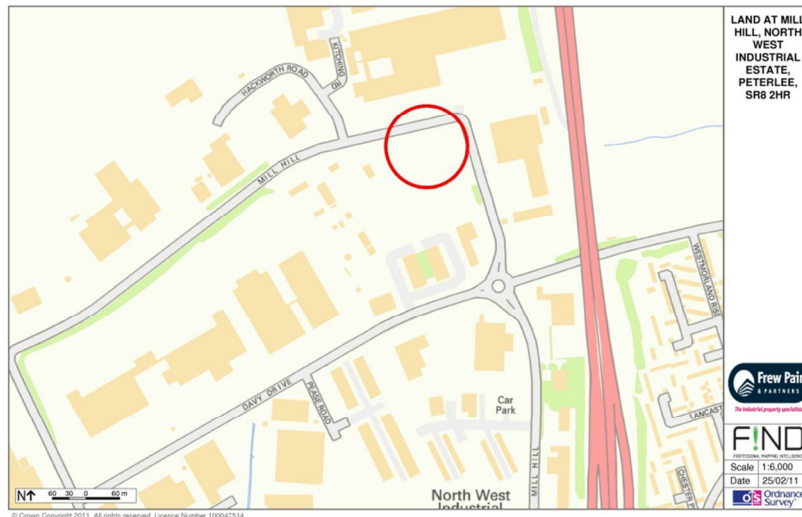
Email: james.pain@frewpain.co.uk

January 2011





Mill Hill - Peterlee



LAND AT MILL HILL, NORTH WEST INDUSTRIAL ESTATE, PETERLEE, SR6 2HR



FIND
 Scale 1:15,000
 Date 25/02/11
 Ordnance Survey