

TO LET

704 m² (7,573 ft²) - 1,408 m² (15,146 ft²) PLUS YARD

**Unit 4, Kilburn Drive
Horden, Peterlee, County Durham, SR8 4TQ**



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





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	1,317.36 sq m
Office	89.76 sq m

TOTAL (GIA)	1,407.12 sq m*
	(15,146 sq ft)

*MAY SPLIT

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

Leasehold

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

RENT

Our client is seeking rents in the region £45,000 pa.

Incentive are available subject to lease term and covenant.

ENERGY PERFORMANCE CERTIFICATE

Full details upon request.

LEGAL COSTS

The tenant will be responsible for any legal / professional fees together with any VAT thereon incurred in the preparation of the lease.

VAT

All figures are quoted exclusive of VAT but will be liable to VAT.

LOCATION



SITE PLAN



VIEWING

Strictly by prior arrangement only from the joint letting agents:



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