

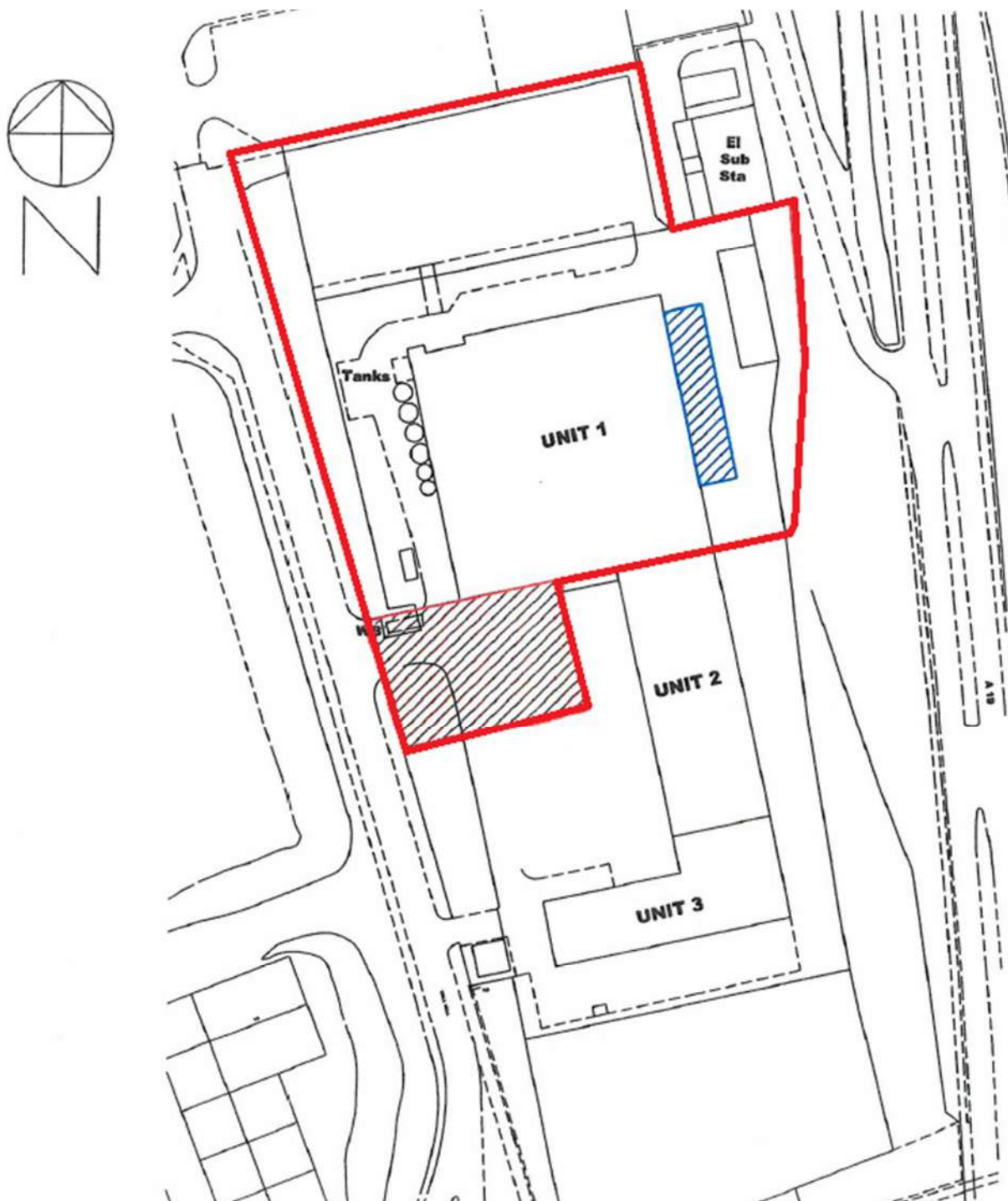
to let

**UNIT 1, 5/5A
MILL HILL
NORTH WEST INDUSTRIAL ESTATE
PETERLEE
CO DURHAM
SR8 2HR**



- HIGH BAY FABRICATION SHOP / FACTORY WITH TWO STOREY OFFICES SET WITHIN SECURE ESTATE.
- TOTAL GIA : 6,646.97M² (71,548 SQ FT)
- TOTAL SITE AREA 2HA (4.95 ACRES) OR THEREABOUTS.
- SELECTION OF CRANEAGE FROM 2 TONNES UP TO 10 TONNES.
- ESTABLISHED LOCATION WITH EXCELLENT ROAD NETWORKS.

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LOCATION

The subject premises are located on Mill Hill, North West Industrial Estate Peterlee.

This location offers excellent communication links to the A19 which is a short distance away giving vehicular access north and south.

The area is principally commercial with a wide and varied selection of occupiers relating to warehousing, manufacture and logistics.

Occupiers close by include NSK Bearings, CAT, TRW Systems, Gilderol and Northern Freight Services.

Peterlee town centre is circa 1.5 miles away offering all main services and facilities.

Exact location is shown on the attached plan.

DESCRIPTION

The property comprises of a selection of interlinking fabrication workshops / factory accommodation with additional secure yard.

The units are constructed of portal steel frame design with a combination of brick infill walls / and profile insulated cladding to all elevations and roof above incorporating roof lights.

Eaves heights range from 8.5m up to 12.5m.

Vehicular access to the unit is via several full height automatic steel

security roller shutters with internal lighting by high bay sodium units.

To the rear of the production area are integral two storey brick built offices which are fitted to a basic standard offering open/cellular accommodation and WC/welfare facilities.

Externally there is a large tarmac yard secured by palisade fencing.

ACCOMMODATION

From onsite measurements the areas have been calculated as follows (GIA):

Production	4,023.13m ²
High Bay factory	1,208.66m ²
Offices	515.61m ²
Maintenance	633.59m ²
Storage Area	265.98m ²

TOTAL **6,646.97m²**
(71,548 sq ft)

Total Site Area (Gross)
2ha (4.95 acres) or thereabouts.

SERVICES

It is understood the site and premises benefit from all mains services.

Internally there is operation craneage consisting of:

- 1* 10 tonnes
- 1* 7.5 tonnes
- 3* 2 tonnes

(It is recommended that all interested parties contact the local service providers.)

BUSINESS RATES

It is understood from the Local Rating Authority that the premises are assessed at RV £146,000.

(All interested parties should contact the Local Authority to confirm these figures.)

TENURE

The accommodation is available on new FRI lease for a term of years to be agreed.

SERVICE CHARGE

A service charge will be payable for the maintenance of common areas – full details upon request.

RENT

Full details upon request.

Incentives may be available subject covenant and lease term.

ENERGY PERFORMANCE CERTIFICATE

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:

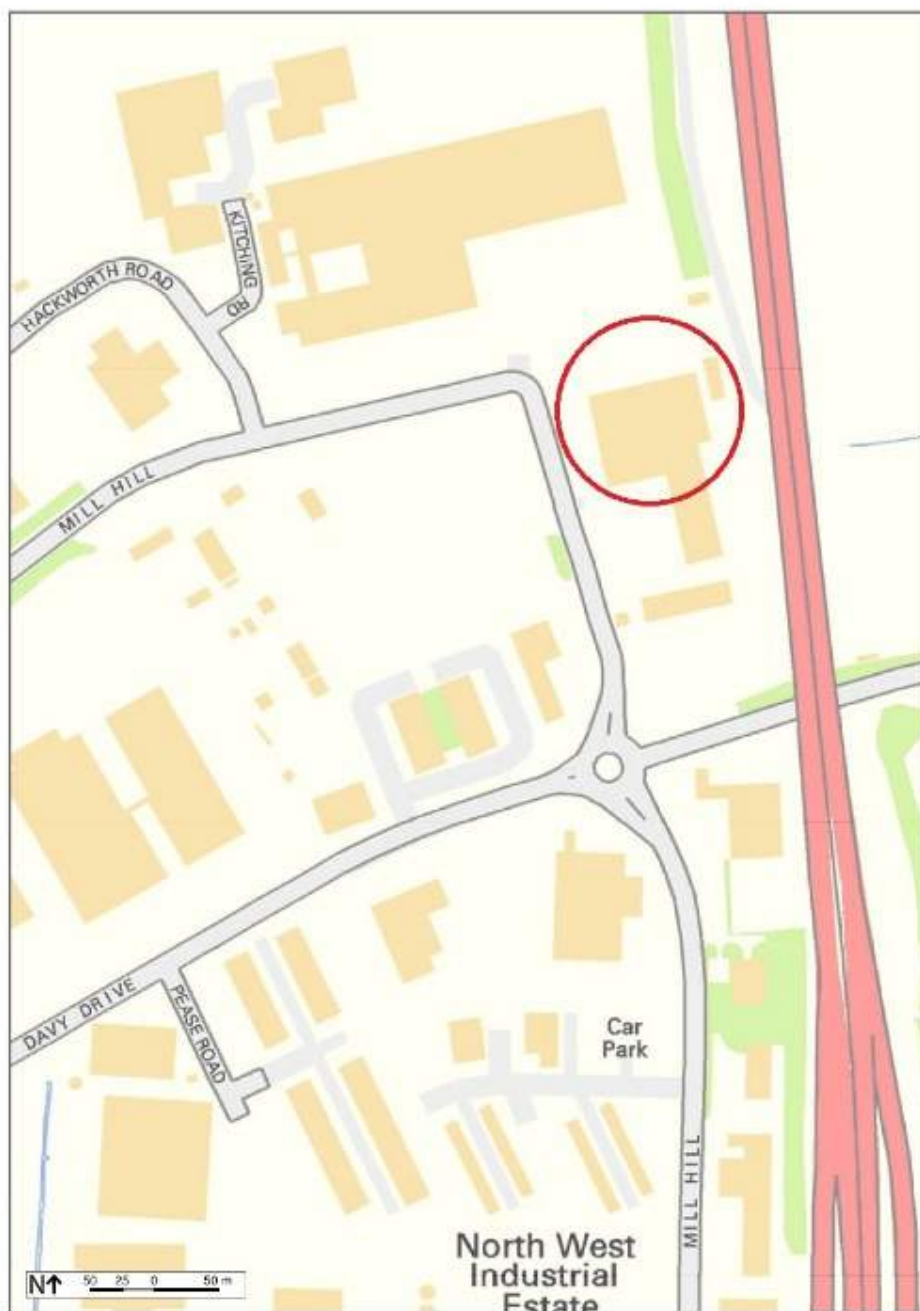
James E F Pain

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November 2015



Map Information

Scale 1:4774
Date: 05/08/15
Reference
Order No: 1548685

**Mill Hill, North West Industrial
Estate, Peterlee SR8 2HR**

F!ND
PROFESSIONAL MAPPING INTELLIGENCE
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Energy Performance Certificate

Non-Domestic Building



5, Mill Hill
North West Industrial Estate
PETERLEE
SR8 2HR

Certificate Reference Number:
0750-0032-3569-8005-9006

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



.....Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

69

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 (m ²):	10692
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	71.42

Benchmarks

Buildings similar to this one
could have rating as follows:

26

If newly built

68

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.