

MODERN BESPOKE FACTORY UNIT 6,819 SQ.M. (73,401 SQ.FT)



DAVY DRIVE, NORTHWEST INDUSTRIAL ESTATE,
PETERLEE, CO. DURHAM SR8 2JF

LOCATION

Peterlee lies approximately 25 miles south of Newcastle upon Tyne and 15 miles north of Teesside, lying adjacent to the A19 dual carriageway, one of the main links between the north and the south of the region.

SITUATION

The Northwest Industrial Estate is one of three main estates within the town, arguably the most popular, with a mixture of older warehousing/factories and some new builds.

The property itself is situated to the north side of Davy Drive and bounded by Mill Hill to its north end.

DESCRIPTION

The property comprises a bespoke factory unit with associated spare development land. It was constructed approximately 8 years of portal frame construction with concrete floors and rendered and painted concrete brick/block elevations. Roofs are dual pitched and clad with insulated with insulated metal decking incorporating translucent panel and central ridge rooflights.

The site also comprises brick paved car parking to the front with some yard area between the two buildings with a larger yard to the rear.

There is additional undeveloped land, predominantly to the north end of the site, amounting to circa 1.36Ha (3.5 acres). The whole site is enclosed by palisade fencing.

ACCOMMODATION

The property provides the following approximate areas:-

Gross Internal Area **6,819 sq.m.** **73,401 sq.ft.**

TERMS

The premises are available by way of a new full repairing and insuring lease for a term to be agreed at a rental of **£150,000 per annum exclusive**.

Alternatively consideration may be given to a freehold disposal.

RATING

We understand the site as a whole has a single rateable valuable and therefore discussions with the Local Rating Authority will need to be had to split the assessment.

VAT

All prices and rents quoted are exclusive of, but may be subject to, VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

By prior appointment with the sole agents:-

Brackenridge Hanson Tate

Ref: Richard Abbiss or Mike Smith

Tel: 0113 244 9020

Email: richard@bht.uk.com
mike.smith@bht.uk.com



These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Brackenridge Hanson Tate nor any of its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. Rents and prices quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements.