

Unit 7-8

Burdon Drive

North West Industrial Estate, Peterlee, SR8 2JH

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Modern warehouse / production unit
23,852 sq ft (2,216 sq m)

Available now

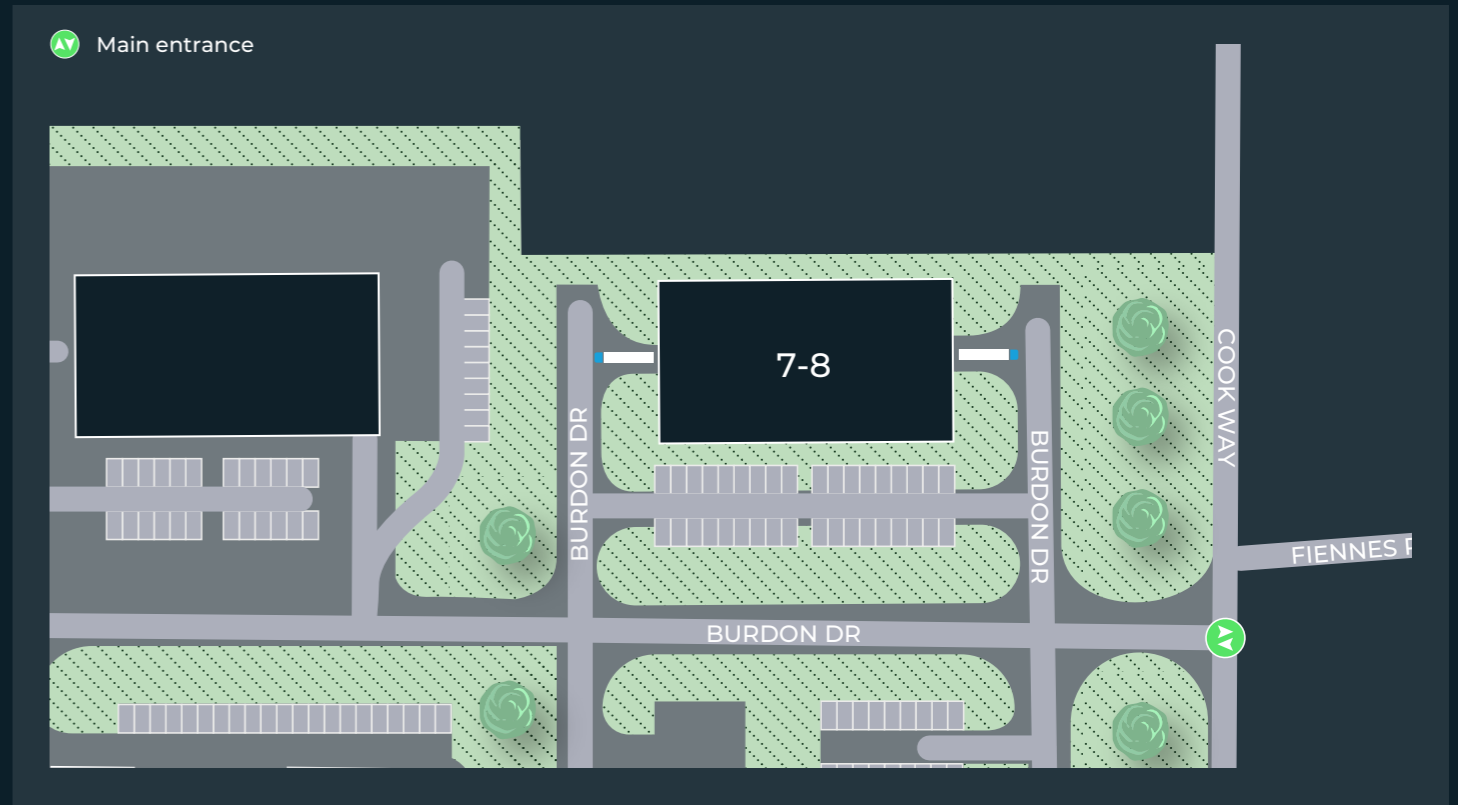
To be comprehensively refurbished



Unit 7-8 Burdon Drive

North West Industrial Estate is an established industrial and commercial location benefitting from excellent communication links, located in close proximity to the A19 which is within approximately a 3 minute drive time.

The property comprises two adjoining warehouse units that have been repurposed into one single unit of steel frame construction with brick block work walls, profile insulated cladding above under a metal deck roof, incorporating glass translucent glazing panels. Internally the property benefits from offices at ground and first floor level. The specification includes suspended ceilings with fluorescent tube lighting, gas central heating, carpet tiles and double-glazed windows. There is also a staff kitchen and mess area along with gents and ladies W.Cs. Customer access is via Burdon Drive, with the area being popular with many high profile occupiers including Screwfix, Toolstation, Howdens and Wolseley Plumb & Parts.



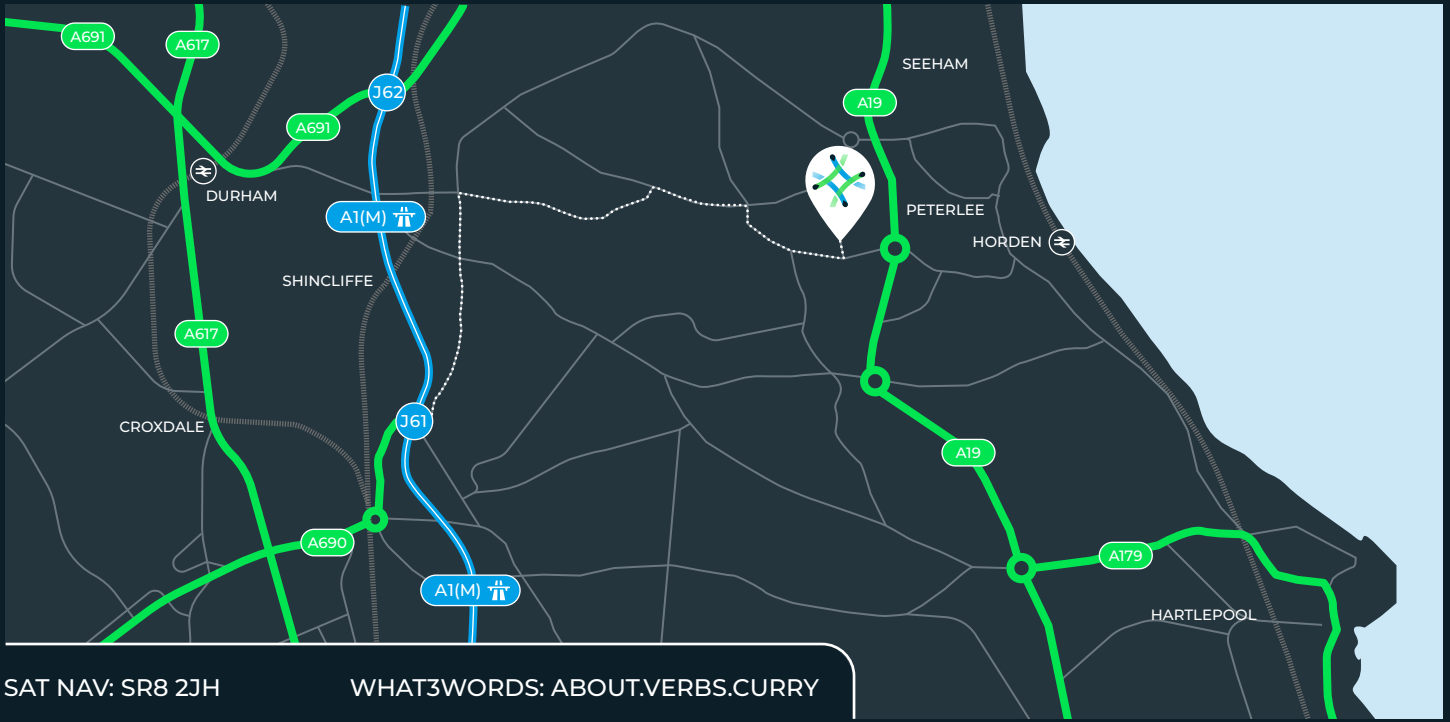
Accommodation

Unit	Total Sq Ft	Total Sq M
7-8	23,852	2,216

Specification

- EPC target B
- LED lighting
- 2 sectional loading doors
- 3 phase power supply
- Generous parking
- Internal offices
- Eaves height 5.65m








SAT NAV: SR8 2JH

WHAT3WORDS: ABOUT.VERBS.CURRY

Strategic logistics location

Burdon Drive is located just off Cook Way which is one of the main thoroughfares through the North-West Industrial Estate in Peterlee. This is an established industrial and commercial location benefitting from excellent communication links located in close proximity to the A19 which provides road access to Tyne & Wear in the North and to Teesside in the South.

	miles	mins		miles	mins		miles	mins
								
Newcastle	23	37	A19	1	3	Newcastle	29	40
Leeds	80	1 hr 32	A1	10	14			
Manchester	126	2 hrs 26	A194	18	20			mins
Edinburgh	148	2 hrs 44	M62	83	1 hr 20	Newcastle		41

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