



# TO LET – Extensive Warehouse/Factory with Extensive Yard

Unit 2 Whitehouse Way, South West Industrial Estate, Peterlee, Durham,  
SR8 2RA

**Naylors**   
**Gavin Black**  
Commercial Property People

- Excellent links to the A19
- Recently refurbished offices
- Recently externally reclad
- Extensive enclosed yard

### Location

The property is located on Whitehouse Way, Shotton Colliery, Peterlee within the South West Industrial Estate adjacent to the A19 trunk road.

The property sits to the west of Peterlee and the A19 which is the major road running parallel to the A1 which offers great distribution links north and south.

Peterlee hosts a range of many major regional and national companies including Caterpillar, NSK, Janus International, Howdens and Screwfix.

### Description

The property comprises an extensive detached unit of concrete portal frame construction under a pitched asbestos clad sheet roof with concrete clad panel elevations which have recently been overclad with aluminum sheets.

There is office accommodation over two storeys to the front of the property which have been extensively refurbished recently to include reception, break-out area, open plan office, meeting rooms and WC's.

These areas have LED lighting, gas central heating, double glazed windows with a mix of tiled and carpet floors.

To the rear there is a large canteen together with plantroom.

The warehouse is split into four interconnecting bays which have LED lighting providing an eaves height of 8.5 metres with a number of loading doors to the east and north elevations. There is a

sprinkler system throughout the warehouse.

Externally the property has concrete and tarmac yard areas including an extensive car park.

The site is fully fenced and gated and has mains of gas, an extensive 3 Phase electricity supply, water and mains drainage.

### Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and comprises the following areas:

	Sq Ft	Sq M
Two Storey Offices	3,588	33.33
Canteen	1,357	126.07
Plantroom	1,220	113.30
Workshop	85,229	7,918.07
<b>Total</b>	<b>91,394</b>	<b>8,490.77</b>

## Terms

The property is held on a 15 year lease from the 1st January 2019 with 5 yearly rent reviews, with a Tenant break clause at the 10th anniversary. The repairs are subject to a Schedule of Condition and the unit is available by way of assignment or sub-lease. Alternatively a new lease is available from the landlord on terms to be agreed.

## Rent

£200,000 Per Annum

## EPC

The property has an EPC rating of C68.

## Rateable Value

The VOA describes the property as a Factory and Premises. Rateable Value (2023 list) £190,000.

## Legal Costs

Each party will be responsible for their own legal and professional costs incurred in the transaction.

## VAT

All figures quoted are exclusive of VAT where chargeable.

## Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

## For further information please contact:

Keith Stewart

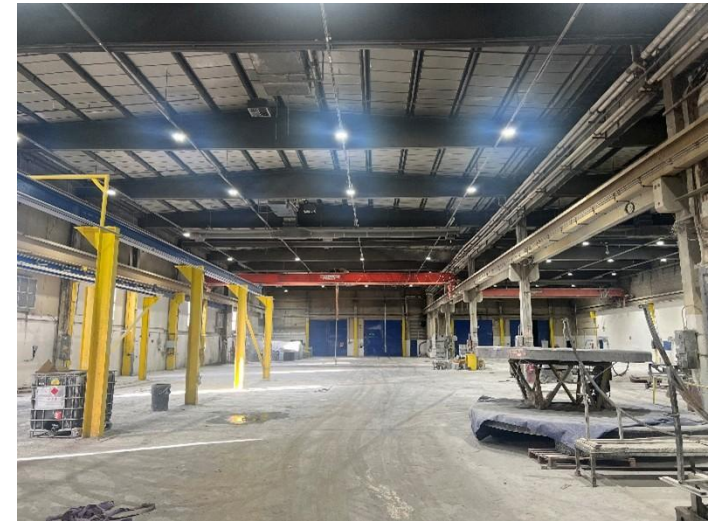
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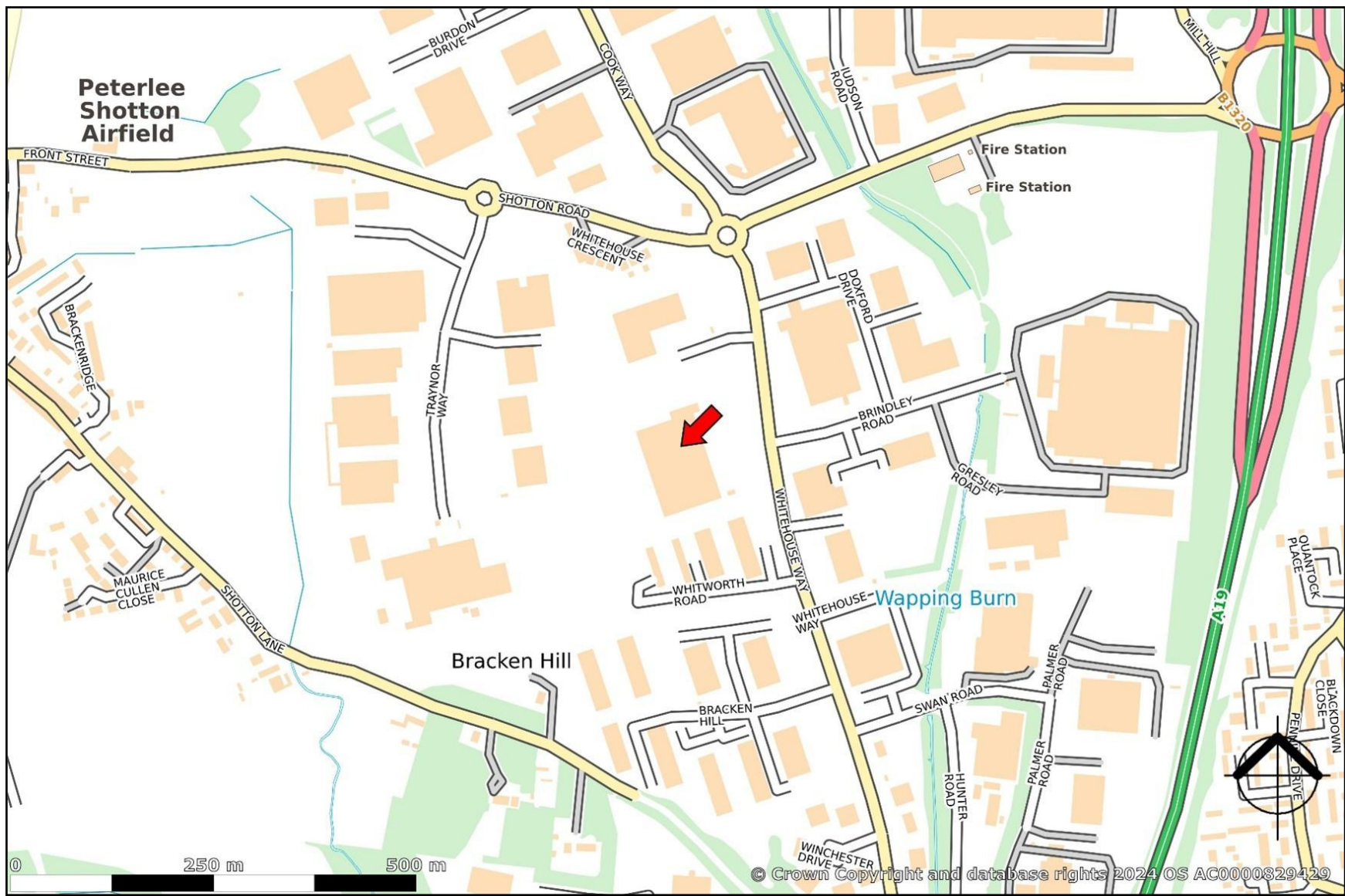
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