



## Industrial/Workshop Unit

3,185 ft<sup>2</sup> (295 .89m<sup>2</sup>)

- Perfect for trade counter operations.
- Excellent communication links via A19.
- Assignment or sublet.
- Well established location.

For further information please contact:

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## Location

The premises are located on Whitworth Road on South West Industrial Estate, Peterlee. Set within an established industrial area the premises offer excellent communication links via the A19 which lies approximately ¼ mile away. The A19 offer access both north and south to the wider region and beyond.

## Description

The property comprises an end terrace trade counter unit of steel portal frame construction with a combination of brick and blockwork infill walls, metal cladding to external elevations and profile sheet decking to the roof. Internally the unit comprises of an office area to the front and a warehouse/storage area to the rear.

The warehouse area benefits from painted concrete floor, LED lighting and a minimum eaves height of 3.9m.

The unit has a roller shutter door providing access to the rear yard and also benefits from WCs, kitchen facilities and parking.

## Accommodation

The property comprises the following net internal areas;

	M <sup>2</sup>	Ft <sup>2</sup>
Unit 7	295.89	3,185

## Services

The property is connected to all main services however we recommend that all parties should make their own enquiries in this regard.

## Tenure

The property is available to let by assignment until 2028 (April). Tenant break clause April 2026.

## Passing Rent

£22,300.00 per annum.

## Rateable Value

The property has a Rateable Value (2023 list to present) of £12,300.

## EPC

The property has an EPC rating of C(53) valid until 25<sup>th</sup> July 2034.

## Legal Costs

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

## Money Laundering

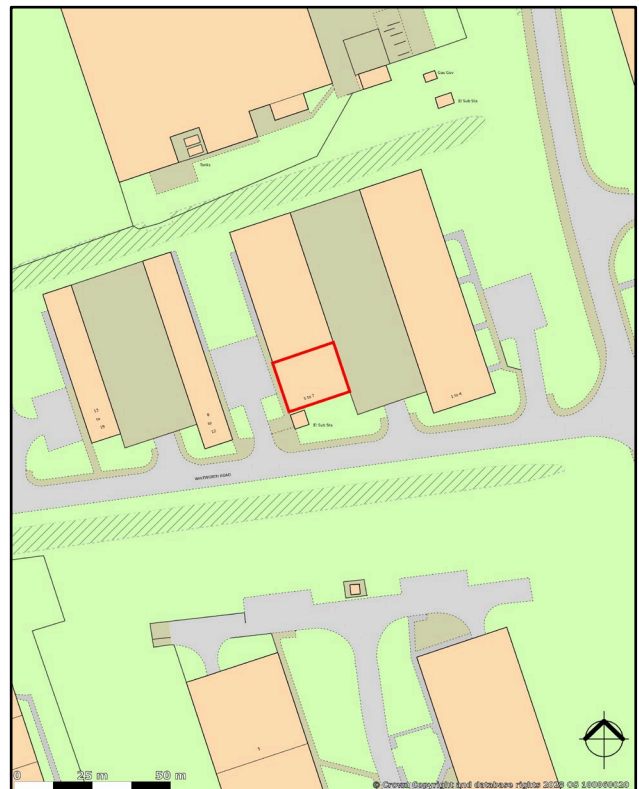
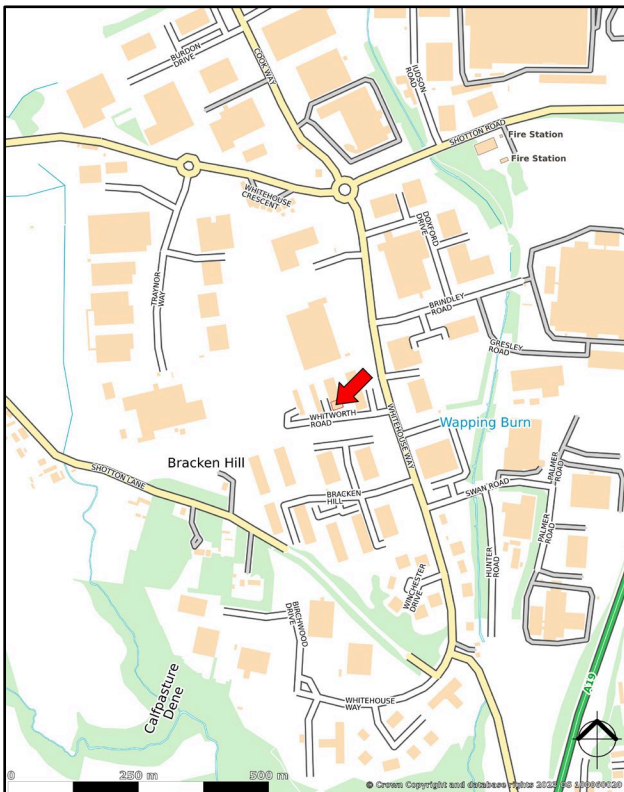
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## 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

## VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.



- Interior Photos to Come.

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