



## TO LET – Industrial Unit

Unit 4 Whitehouse Way, South West Industrial Estate, Peterlee, County  
Durham, SR8 2RA

Naylors   
Gavin Black  
Commercial Property People

## INDUSTRIAL

- To be comprehensively refurbished prior to a new tenant taking occupation
- In a prominent location on Whitehouse Way
- Industrial accommodation with offices, loading and parking

### Location

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

### Description

The property is a detached warehouse of steel portal frame construction with flat roof including glass skylights. The warehouse area has concrete flooring along with a minimum eaves height of 5.2m to the steel crossbeams raising to 6.4m at the roof sheeting. The roller shutter on the southern elevation measures 4.4m wide by 5.2m high with the roller shutter on the northern elevation measuring 3.8m wide by 5.2m high. There is an office block located within the property which includes male and female WCs, a kitchenette area and broadly open plan office accommodation over ground and first floors. The landlord intends to refurbish the property prior to a new tenant taking occupation and this will include LED lighting to both warehouse and office areas, full redecoration and installation of new roller shutter doors along with external redecoration of the cladding.

### 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
Warehouse	19,379	1,800.31
Ground Floor Offices	1,309	121.61
First Floor Offices	1,309	121.61
<b>Total</b>	<b>21,996</b>	<b>2,043.43</b>

### Rent

£110,000 per annum exclusive.

### EPC

The landlord's intention is to achieve a minimum B rating prior to a new tenant taking occupation.

### Rateable Value

The current rateable value is £64,500 (April 2023 List).

### **Legal Costs**

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

### **VAT**

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

### **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:**

Duncan Christie

Tel: 07841764765

Email: [duncan@naylorsgavinblack.co.uk](mailto:duncan@naylorsgavinblack.co.uk)

Tobi Morrison

Tel: 07734229958

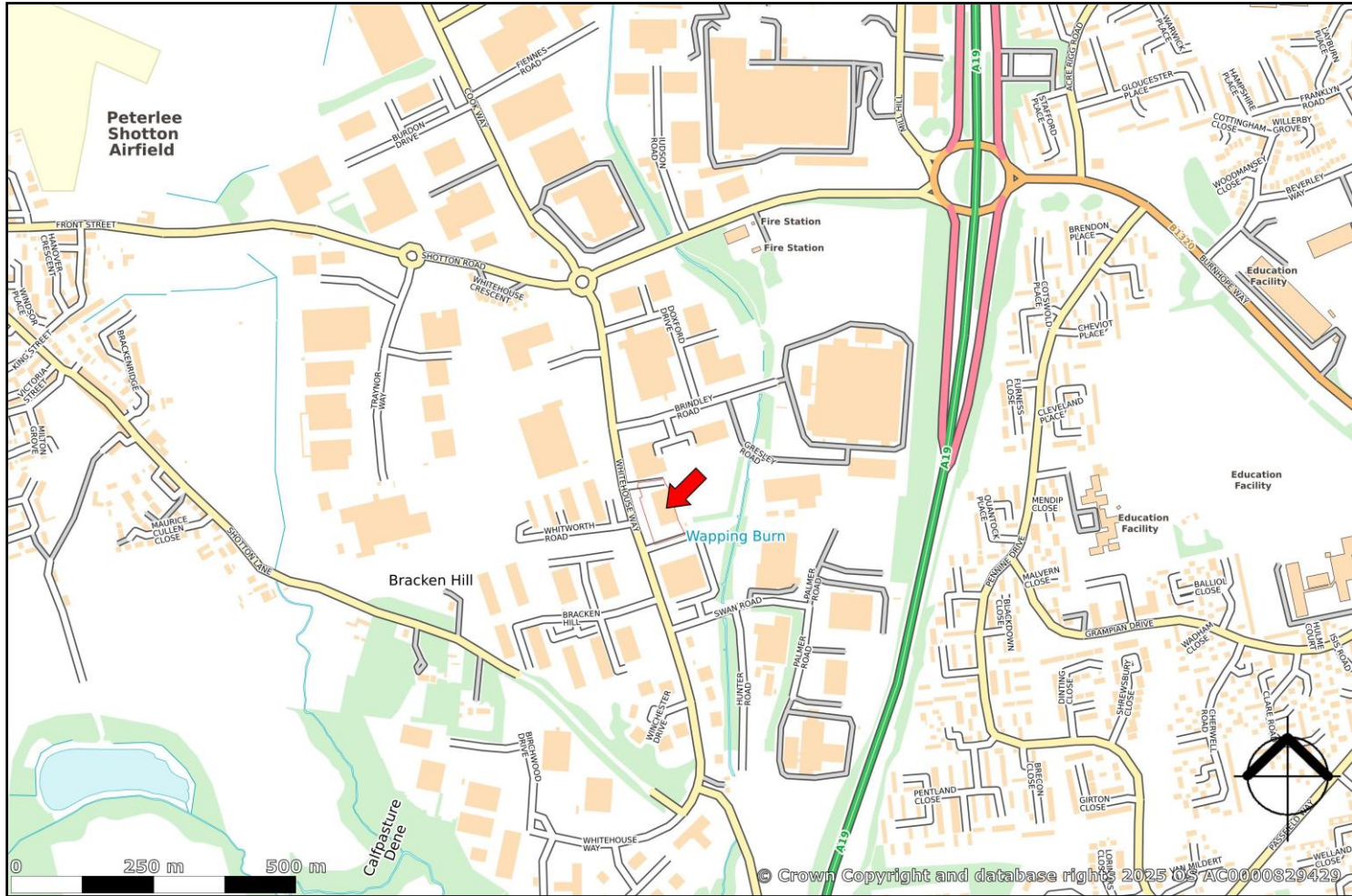
Email:

[tobi.morrison@naylorsgavinblack.co.uk](mailto:tobi.morrison@naylorsgavinblack.co.uk)

Alternatively contact our joint agents

Savills: 0191 917 1444





NAYLORS GAVIN BLACK LLP for themselves and for the vendors and lessors of the property give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylor Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person, either principal or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.
- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

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