

To Let



Unit 2 & Unit 21 Lister Road

North West Industrial Estate, Peterlee, SR8 2RB

 **naylors**

To Let

Industrial/Workshop Units

882– 900 Sq Ft

- Established location
- Flexible lease terms
- 100% rates relief for qualifying businesses

Location

North West Industrial Estate in Peterlee offers a series of commercial units that can be used as industrial units, workshops, studios or stage units.

The estate is made up of a number of well-proportioned single storey buildings.

Description

The units form part of a terrace and are made up of blockwork walls and profile sheet roofs. Internally each unit benefits from concrete flooring, fluorescent tube lighting and WC facilities.

Ample parking is provided to the front of the unit.

Accommodation

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

Unit 2	900 sq ft
Unit 21	882 sq ft

Qualifying businesses will be entitled to 100% rates relief. Interested parties are advised to make their own enquiries with the local authority.

Accommodation

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

Unit 4	1,548 sq ft	(144 sq m)
Unit 9	2,002 sq ft	(186 sq m)
Unit 12	1,548 sq ft	(144 sq m)

Terms

The premises are offered on internal repairing and insuring leases with the landlord being responsible for external repairs and decoration and the tenant responsible for internal repairs and decoration including all doors and windows whether internal or external. There is an annual Maintenance Rent to cover external repairs and maintenance of shared areas.

The units can also be made available on a 3 year tenancy agreement with the option to terminate the agreement at each anniversary on the giving of three months' prior written notice.

Rent

Unit 4	£14,700 per annum
Unit 9	£18,500 per annum
Unit 12	£14,725 per annum

Maintenance Rent

Unit 4	£1,780
Unit 9	£2,300
Unit 12	£1,780

Rateable Value

Unit 4	£11,500 giving rates payable of £5,738
Unit 9	£14,250 giving rates payable of £7,111
Unit 12	£11,750 giving rates payable of £5,863

EPC

Unit 4	C60
Unit 9	C71
Unit 12	B41

Legal Costs

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

VAT

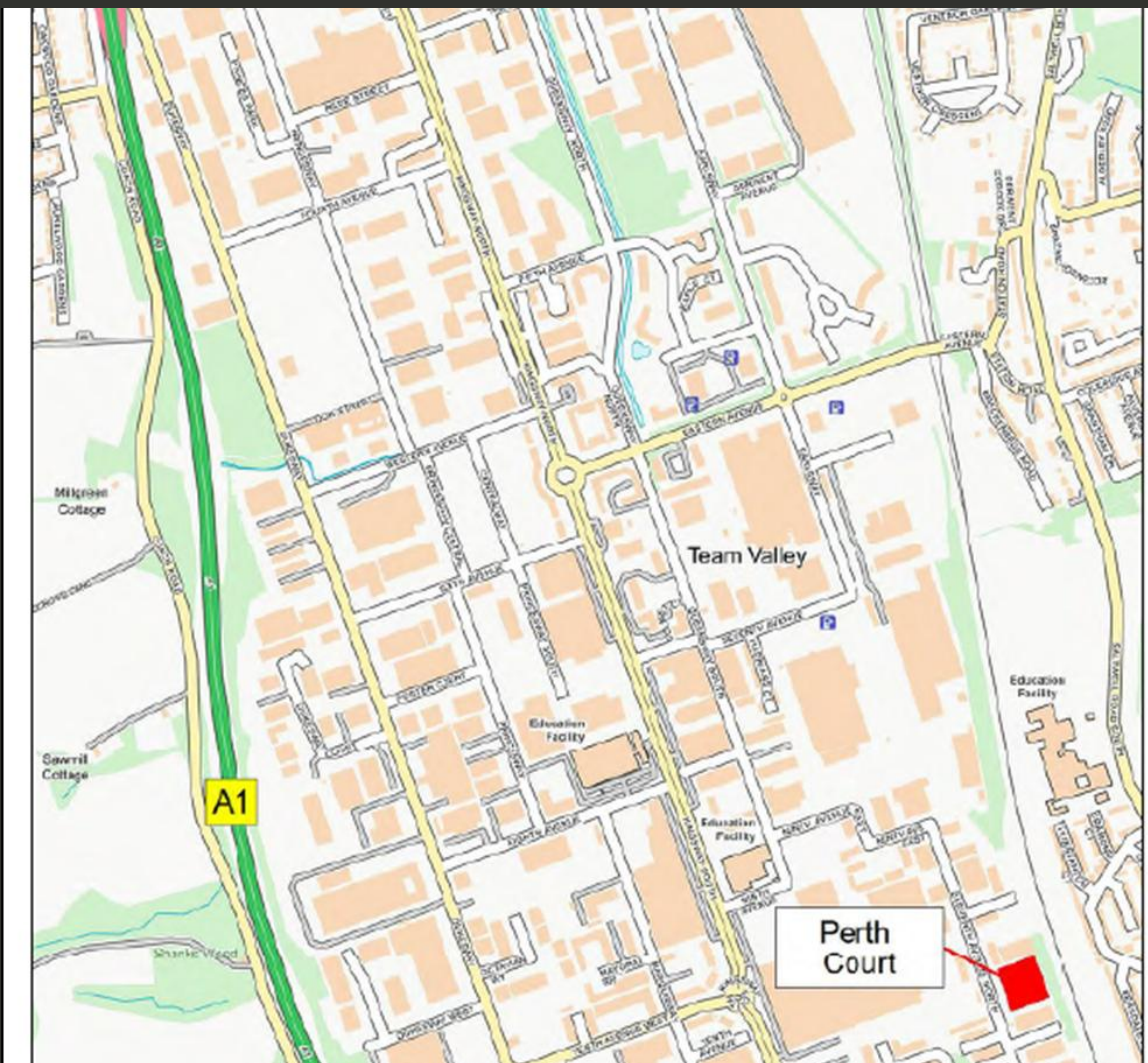
All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's on this basis and where silent, offers will be deemed net of VAT.

Anti-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 tenant(s).







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