

Unit 7-8

Burdon Drive

LOGICOR.EU

North West Industrial Estate, Peterlee, SR8 2JH

WHAT3WORDS: about.verbs.curry

Modern warehouse / production units

11,926 sq ft - 23,853 sq ft

To Let

Available now

To be comprehensively refurbished

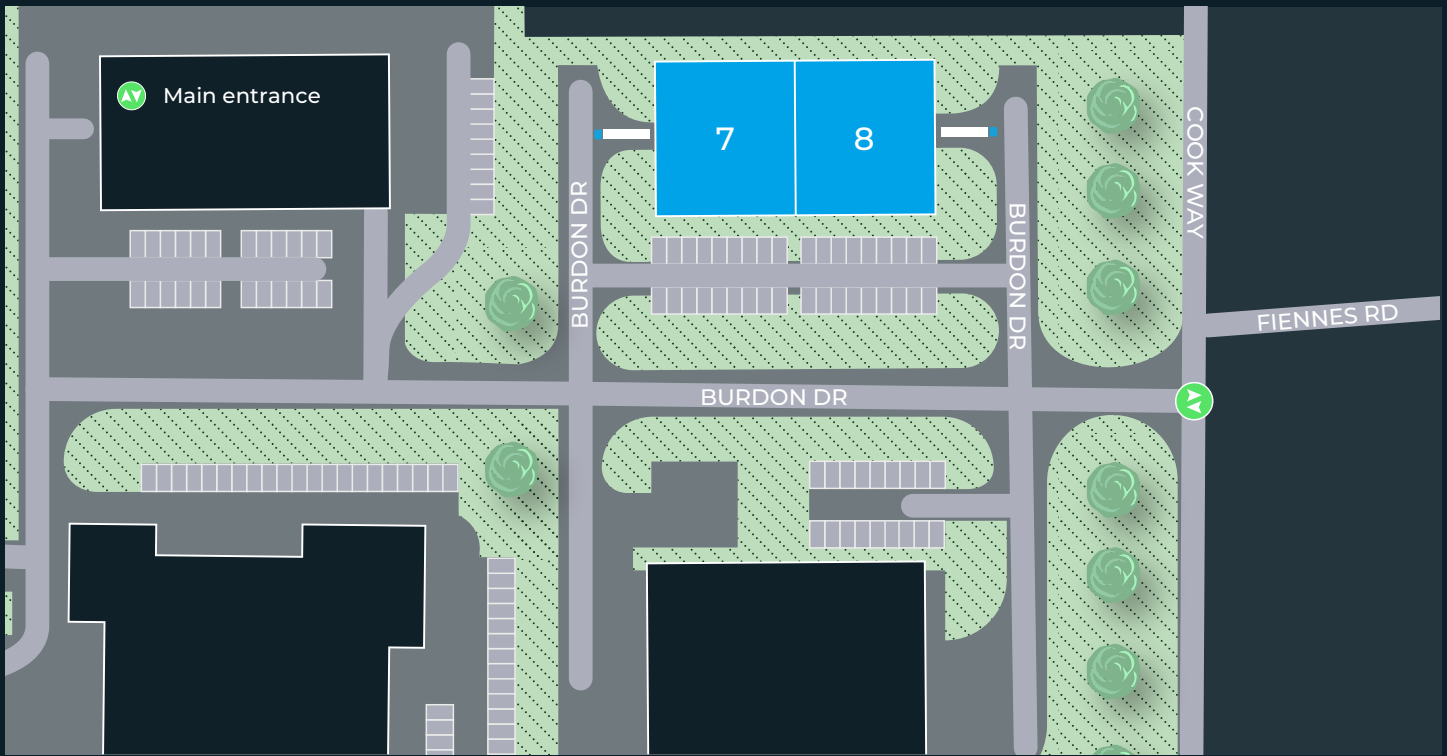


Unit 7-8 Burdon Drive

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 blockwork walls and profile insulated cladding above, under a metal deck roof incorporating glass translucent glazing panels. The units are available either as a whole or on a split basis, from 11,926 sq ft, subject to requirements. 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)
7	11,926
8	11,926
7-8	sq ft
GF Offices	3,258
FF Offices	3,258
Warehouse	17,336
Total	23,852

Unit available as a whole or as two individual units.

Availability & terms

The units are offered to let on new full repairing and insuring leases for terms to be agreed.

Rental

Upon application.

VAT

To be levied.

Service charge

Payable for upkeep of common parts.

Specification



EPC target B



LED lighting



2 sectional loading doors



3 phase power supply



Generous parking

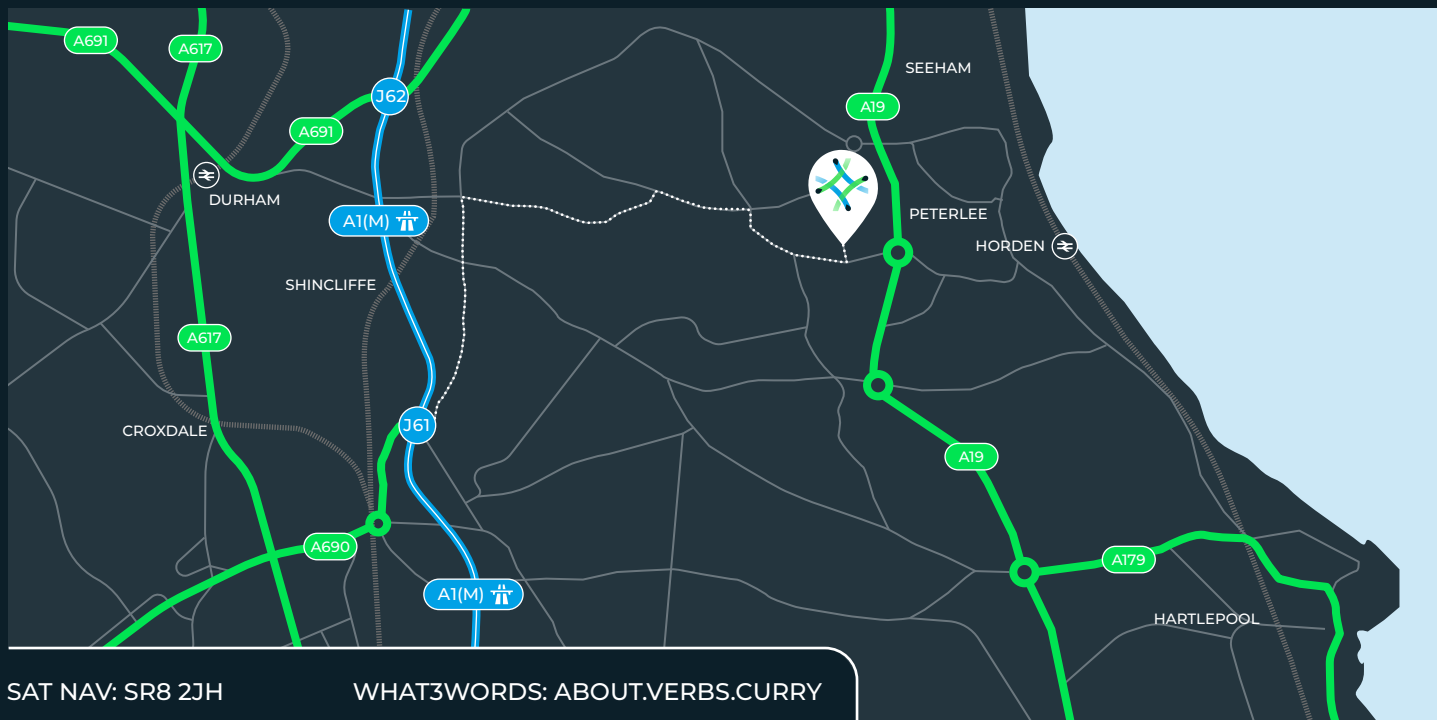


Internal offices



Eaves height 5.65m





SAT NAV: SR8 2JH

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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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View virtual tour:



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