

To Let



Unit 7 & Unit 14 Davy Drive

North West Industrial Estate, Peterlee, SR8 2JF

 **naylors**

To Let

Warehouse/Workshop Unit

3,961 – 4,760 Sq Ft
(687.98 – 442.21 Sq M)

- Modern industrial unit
- Popular industrial estate
- Estate parking
- External secure yard space
- Asking rent: £21,271 – £25,561 per annum

Location

North West Industrial Estate in Peterlee offers a series of commercial units that can be used as industrial units, workshops, studios or storage units. The estate is made up of a number of modern, well-proportioned single storey buildings, covering 205,036 square feet (19,047 square metres) in total.

The estate is located near the main A19 trunk road and is an easy commute to Durham, Seaham and various other towns in County Durham. Durham Rail Station, Durham Tees Valley airport and Arriva Stagecoach bus services provide public transportation to the Peterlee area.

Description

The unit form part of a terrace and is of steel portal frame construction with blockwork walls and profile sheet roof incorporating skylights. Internally the unit benefits from concrete flooring, florescent tube lighting and male and female W.C facilities.

The unit has an electric roller shutter door for access with security shutters covering the pedestrian entrance. Ample parking is provided to the front of the unit along with a gated secure yard space.

Accommodation

Unit 7:	3,961 sq ft	(367.98 sq m)
Unit 14:	4,760 sq ft	(442.21 sq m)

Terms

Unit 7:

12 month rolling licence at £28,239 per annum
3 year lease at £21,271 per annum

Unit 14:

12 month rolling licence at £33,935 per annum
3 year lease at £25,561 per annum

Rateable Value

Unit 7: £9,100 (Factory & Premises)
Unit 14: £10,250 (Factory & Premises)

EPC

The units have a current rating of D (86).

Legal Costs

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

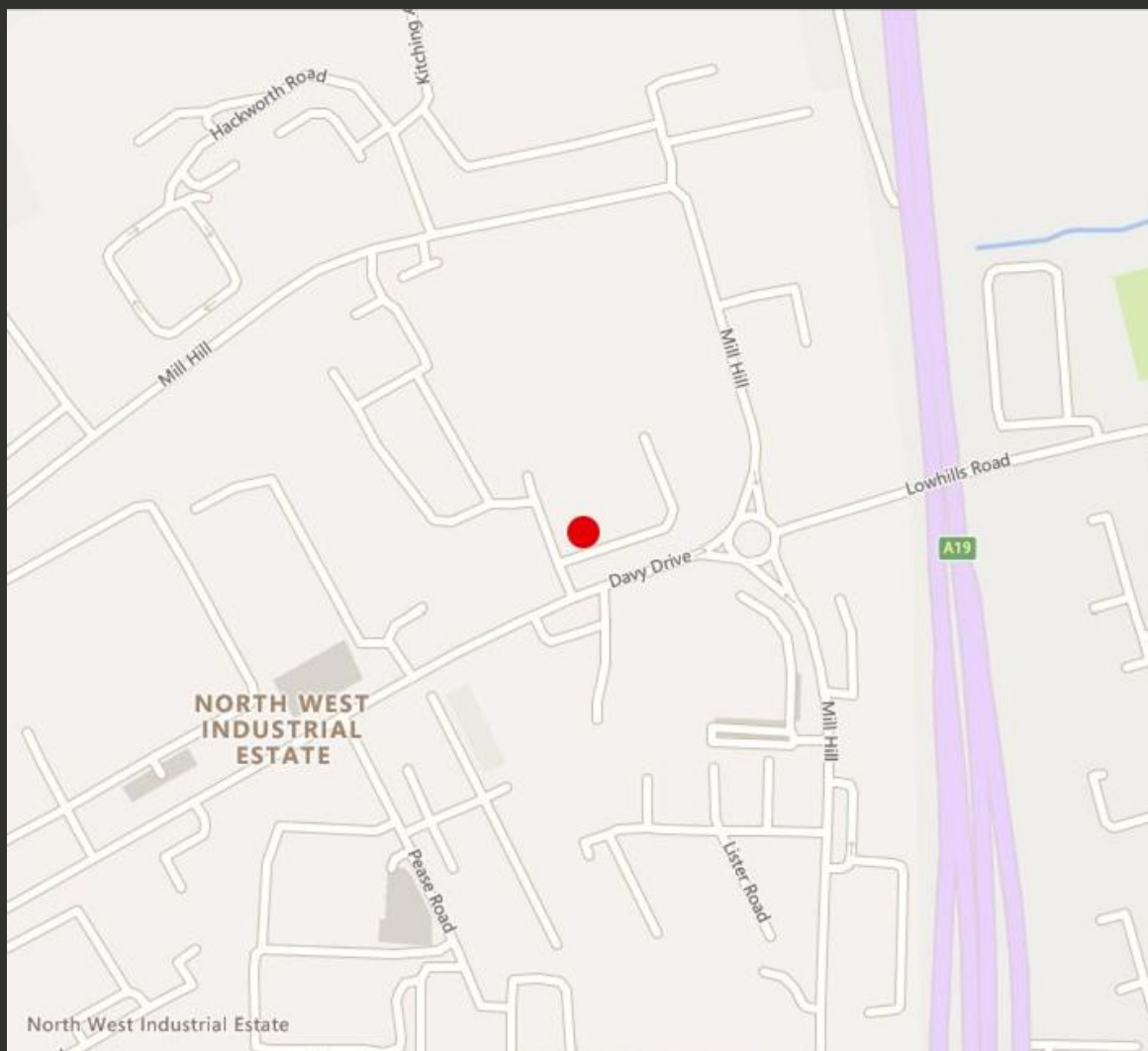
VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors 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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