



To Let

Unit 2 Whitehouse Way

South West Industrial Estate, Peterlee, Durham, SR8 2RA

 **naylors**

To Let

Extensive Warehouse/Factory with Extensive Yard

91,394 Sq Ft
(8,490.77Sq M)

- Excellent links to the A19
- Recently refurbished offices
- Recently externally reclad
- Extensive enclosed yard

Location

The property is located on Whitehouse Way, Shotton Colliery, Peterlee within the South West Industrial Estate adjacent to the A19 trunk road. The property sits to the west of Peterlee and the A19 which is the major road running parallel to the A1 which offers great distribution links north and south. Peterlee hosts a range of many major regional and national companies including Caterpillar, NSK, Janus International, Howdens and Screwfix.

Description

The property comprises:

- Extensive detached unit of concrete portal frame construction under a pitched asbestos clad sheet roof with concrete clad panel elevations overlaid with aluminium sheets.
- Recently refurbished office accommodation over two floors including reception, break out area, open plan offices, meeting room and WCs.
- LED lighting, gas central heating, double glazed windows and tiled/carpeted floors.
- Large canteen and plant room to the rear.
- Warehouse split into four bays with LED lighting.
- Eaves height of 8.5m with a number of loading doors to east and north elevations.
- Sprinkler system throughout.
- Concrete tarmac yard and car park.
- Fully fenced and gated.
- Mains of gas, extensive 3 phase electricity and mains drainage.

Accommodation

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

Two Storey Offices	3,588 sq ft	(33.33 sq m)
Canteen	1,357 sq ft	(126.07 sq m)
Plantroom	1,220 sq ft	(113.30 sq m)
Workshop	82,229 sq ft	(7,918.07 sq m)
TOTAL	91,394 sq ft	(8,490.77 sq m)

Terms

The property is held on a 15 year lease from the 1st January 2019 with 5 yearly rent reviews, with a Tenant break clause at the 10th anniversary. The repairs are subject to a Schedule of Condition and the unit is available by way of assignment or sub-lease. Alternatively a new lease is available from the landlord on terms to be agreed.

Rent

£200,00 per annum.

EPC

The property has an EPC rating of C68.

Legal Costs

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

Rateable Value

The VOA described the property as a Factory and Premises. Rateable Value (2026 List) £250,000.

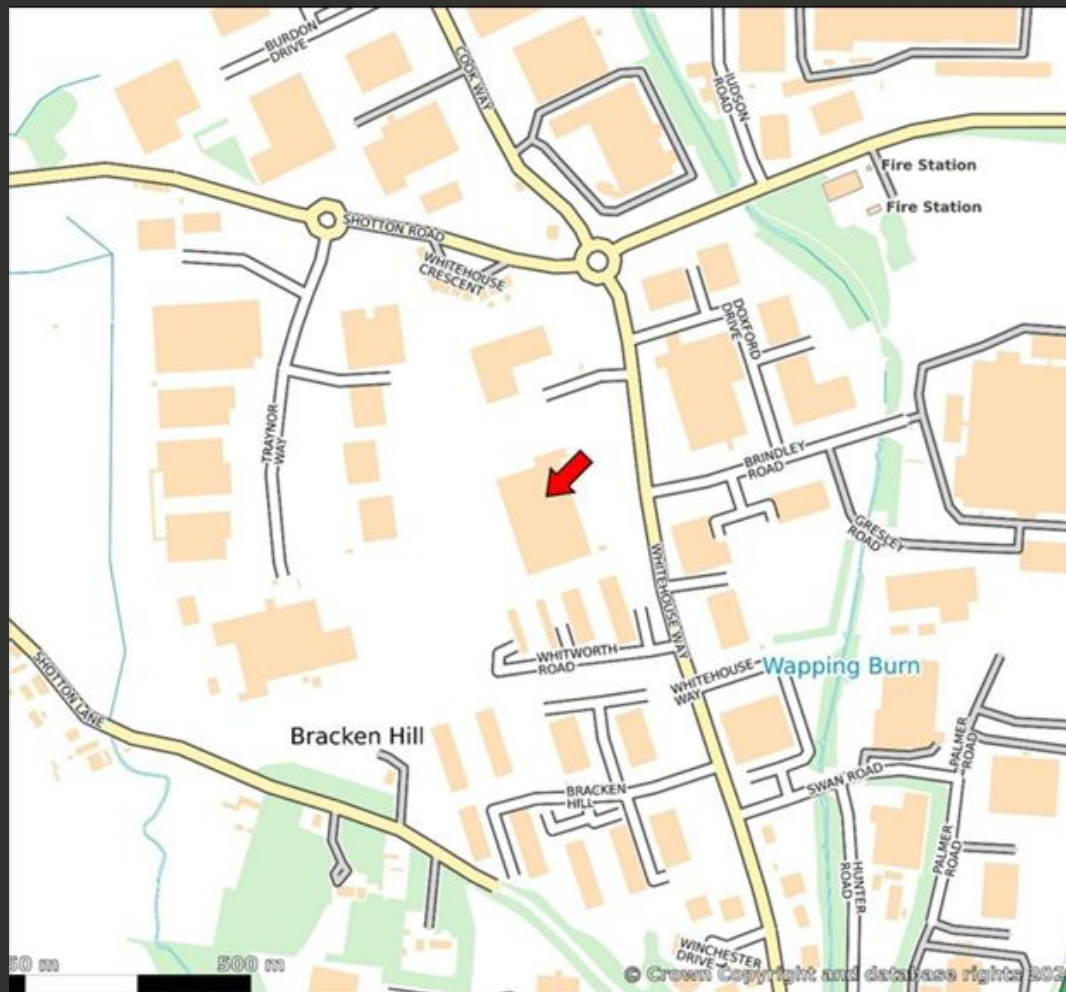
VAT

All figures quoted are exclusive of VAT where chargeable.

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).





NAYLORS GAVIN BLACK LLP trading as NAYLORS 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, 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's 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 principals or employee, at NAYLORS 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

For further information please contact:

Keith Stewart
T: 07796 302 147
E: keithstewart@naylor.co.uk

Duncan Christie
T: 07841 764 765
E: duncanchristie@naylor.co.uk

naylor's
Real Estate. Real Value.

Naylor's
Second Floor
One Strawberry Lane
Newcastle upon Tyne NE1 4BX

T: +44 (0)191 232 7030
naylor.co.uk