

To Let



Unit F, Endeavour Court

Seaham Grange Industrial Estate, Seaham, SR7 0HB

 **naylors**

To Let

Industrial Building with Office Space

5,597 Sq Ft (520 Sq M)

- Great location
- Rarely available
- Pending refurbishment
- Access to A19



Location

The property is strategically located on the well-established Seaham Grange Industrial Estate in Seaham, offering excellent connectivity. Situated just 1.6 miles from the A19, this provides quick and convenient access to the broader motorway network.

Description

The subject property comprises the following:

- End-terrace warehouse unit.
- Steel portal frame construction with brick and blockwork elevations topped with profile metal cladding.
- Roof is clad in profile sheeting with translucent panels.
- Roller shutter door measuring 3.6m wide x 4.5m high.
- 13 parking spaces.
- Office and warehouse space with minimum eaves of 5.5m to the haunch and 7.2m to the apex.
- High bay LED lighting and gas air blowers.
- Pedestrian access via left side of the front elevation opening to a porch space with access to ground floor offices.
- Kitchenette and three phase electricity.

Accommodation

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

Warehouse:	4,880 sqft	(453.36 sq m)
Office:	717 sqft	(66.64 sq m)
Total:	5,597 sqft	(520 sq m)

Terms

Quoting £42,000 per annum

Tenure

We understand the property is available on a new FRI lease.

Utilities

We understand that the property has connections to the mains services. We advise any interested parties to make their own enquiries.

EPC

C (54).

Rateable Value

The Rateable Value (April 2023) is £25,250.

Legal Costs

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

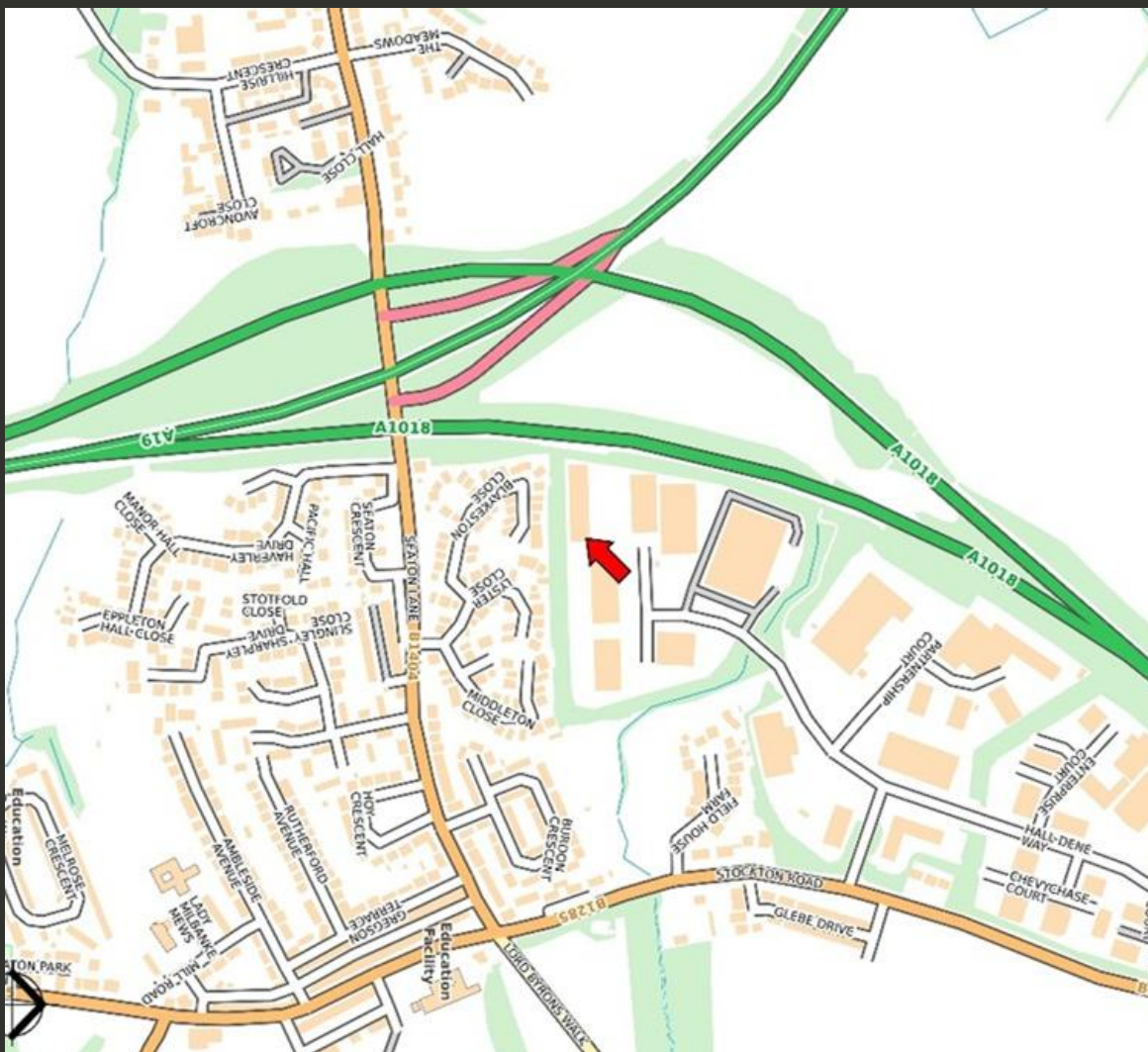
VAT

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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