

For Sale/To Let



3 Hall Dene Way

Seaham Grange Industrial Estate, Seaham, SR7 0PU

 **naylors**

For Sale/To Let

Modern Detached Industrial/Warehouse Building with Two-Storey Offices

31,314 Sq Ft (2,909 Sq M)

- Set within established industrial location close to A19
- Suitable for a variety of uses
- Ample car parking spaces
- Secure fenced yard

Location

The property is located on Hall Dene Way within Seaham Grange Industrial Estate. The estate is set between the A1018 and the B1285 Stockton Road to the immediate north west of Seaham. Access is via the B1285 with direct links to the A19 and in turn the national road network.

The Hall Dene Way development comprises three detached units which were constructed under an enterprise zone in 1997.

The estate houses many established and household occupiers including SCS, International Cookware (Pyrex), Mission Foods and Woodland Group.

Description

The unit comprises a modern detached industrial unit of steel frame construction with block work walls to dado height and insulated clad elevations above a pitched insulated clad roof with intermittent roof lights.

To the front of the property there is a reception area which connects to a number of cellular offices with demountable partitioning together with tea point and WC facilities. These areas have double glazed windows, suspended ceilings, are carpeted throughout with Cat II lighting and gas central heating .

There are stairs from the reception which leads to first floor offices to provided a number of offices and boardroom together with kitchen, shower and WC facilities. These areas have double glazed windows, suspended ceilings, LED lighting, are carpeted throughout and gas central heating.

Description Cont.

The warehouse has an eaves height of approximately 5.5m extending to 8m at the apex where there is LED lighting, gas blower heaters and a number of mezzanine decked areas of steel frame construction together with canteen and WC facilities. There is a two-storey demountable office structure which is used as a laboratory with a small offshoot extension to the rear used as a store. There are two electrically operated loading doors of 3.5m wide by 4.5m high which opens out on a secure concrete fenced yard which has automatic entry and exit gates from the east and west of the site to provide 360-degree circulation.

There are approximately car parking 60 spaces to the front of the property as well as internal and external CCTV.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice to provide the following areas:

Ground Flr Office:	2,412 sq ft	(224 sq m)
First Flr Office:	2,403 sq ft	(223 sq m)
Warehouse:	21,671 sq ft	(214 sq m)
Mezzanine:	4,526 sq ft	(420 sq m)
Store:	302 sq ft	(28 sq m)
TOTAL GIA:	31,314 sq ft	(2,909 sq m)

Tenure

The property is held on a long leasehold interest for a term of 125 years (less 3 days) from 1 March 1999 at a peppercorn rent.

Terms

The property is available on a new lease for a term to be agreed.

Price

£1,900,000 exclusive.

Rent

£160,000 per annum.

EPC

B (44).

Rateable Value

The Valuation Office Agency website describes the property as 'Workshop and Premises'.

Rateable Value (from 1 April 2026): £136,000.

Legal Costs

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

VAT

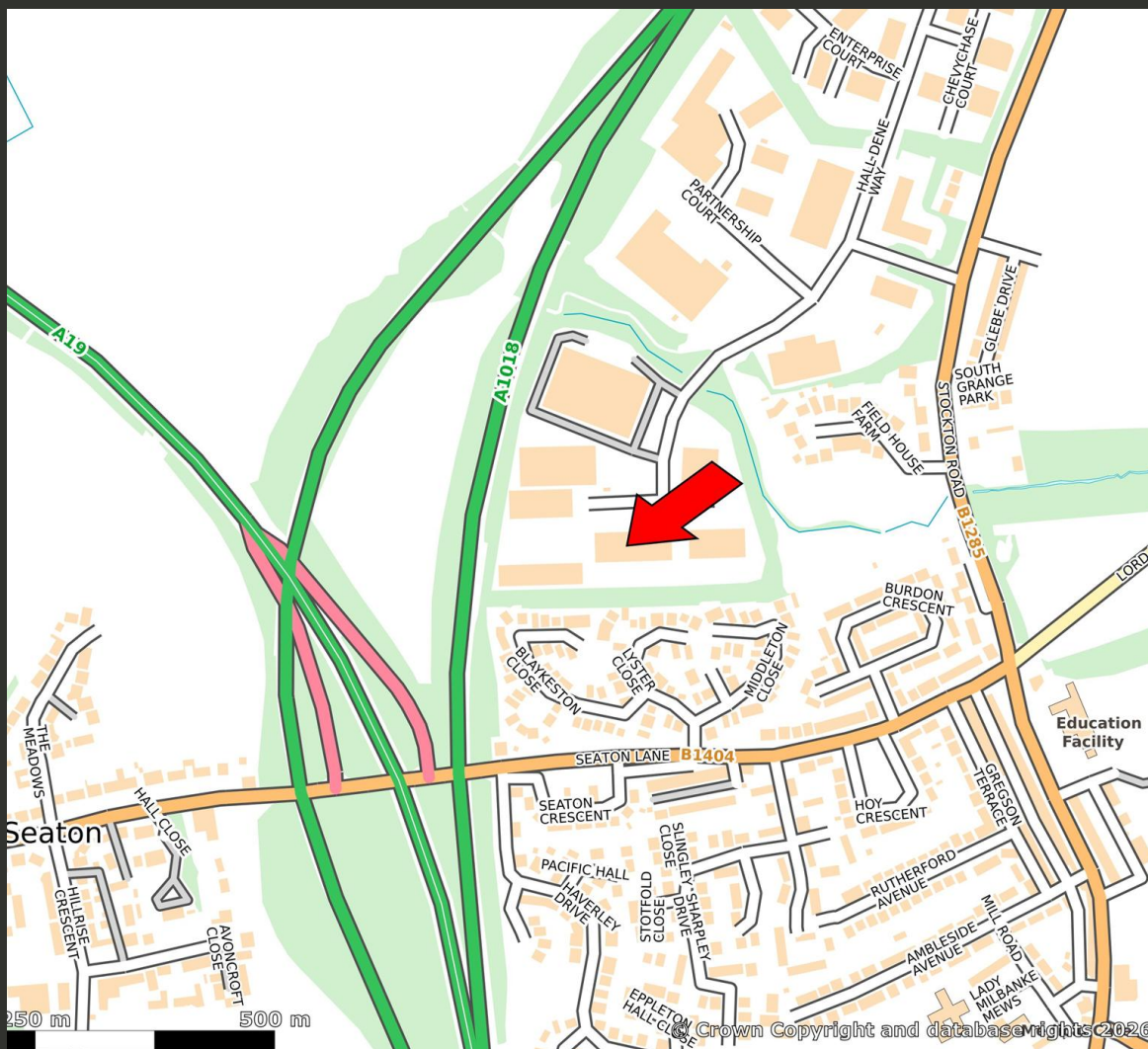
All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

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 purchaser(s).







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For further information please contact:

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



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

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