

For Sale



28 Lister Road

North West Industrial Estate, Peterlee, SR8 2RB

 **naylors**

For Sale

Industrial Unit

19,717 Sq Ft (1,831.80 Sq M)

- Prominent factory / warehouse unit
- Two storey offices
- Detached secure property with yard
- Excellent links to the A19
- Nearby occupiers include Caterpillar, Howden and NSK

Location

The property is situated on Lister Road within the established North West Industrial Estate, one of Peterlee's principal industrial locations. The surrounding area accommodates a mix of engineering, manufacturing and distribution businesses, with nearby occupiers including Caterpillar, Howden, Janus International and Sotech.

North West Industrial Estate lies immediately west of Peterlee and close to the A19. The A19 provides direct north-south access to Tyne and Wear and Teesside, with onward connections to the A1(M) and the national motorway network.

Description

The property comprises a detached industrial building of steel portal-frame construction, with insulated profile-clad elevations beneath a pitched roof incorporating translucent roof panels.

The central warehouse bay has a clear eaves height of approximately 6.9 metres, rising to 8.1 metres at the apex. The lower northern bay has a clear height of approximately 3.15 metres. A further southern bay incorporates mezzanine accommodation and adjoining two-storey offices.

The warehouse benefits from a concrete floor, gas-fired blower heating and a mix of strip and LED lighting. A three-tonne crane is installed within the central bay.

The offices provide a mixture of cellular and open-plan accommodation, together with reception, kitchen and male and female WC facilities.

Externally, the property has a fenced yard and car parking. Two roller shutter loading doors provide access from the yard.

Accommodation

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

Warehouse:	13,138 sq ft	(1,220.53 sq m)
Grnd Flr Offices:	1,830 sq ft	(170.04 sq m)
First Flr Offices:	1,697 sqft	(157.62 sq m)
Large Mezzanine:	2,017 sqft	(187.37 sq m)
Small Mezzanine:	552 sqft	(51.29 sq m)
External Room:	483 sqft	(44.95 sq m)
Total GIA:	19,717 sqft	(1,831.80 sq m)

Quoting Terms

£675,000 for the freehold interest.

Rateable Value

The property has two current separate rating assessments.

Offices – RV 2026 – £21,500

Warehouse – RV 2026 – £45,500

EPC

The property has an EPC rating of D90.

Legal Costs

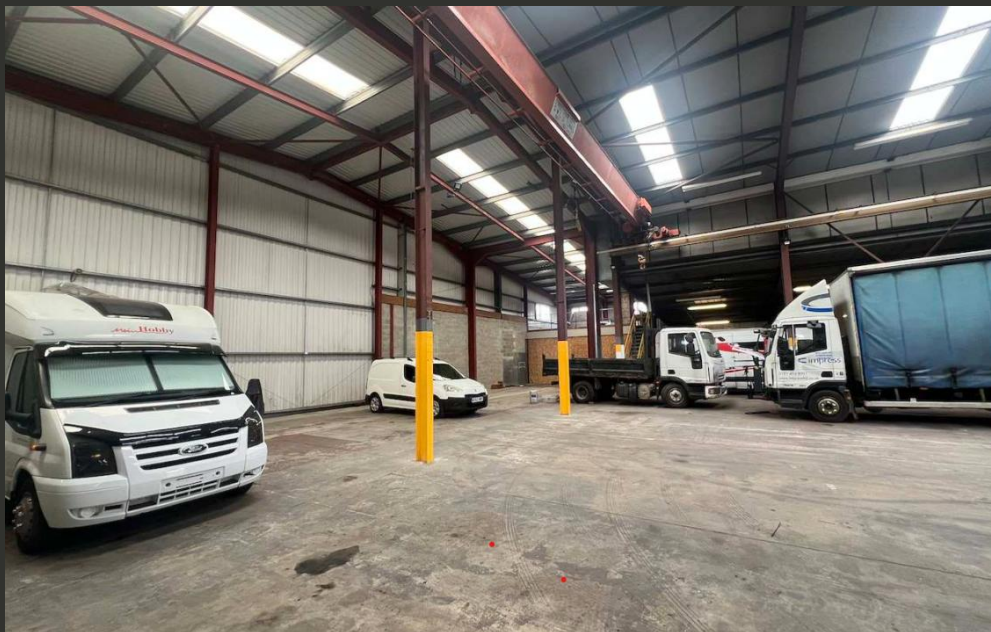
Each party to be responsible for their own legal costs incurred in this transaction.

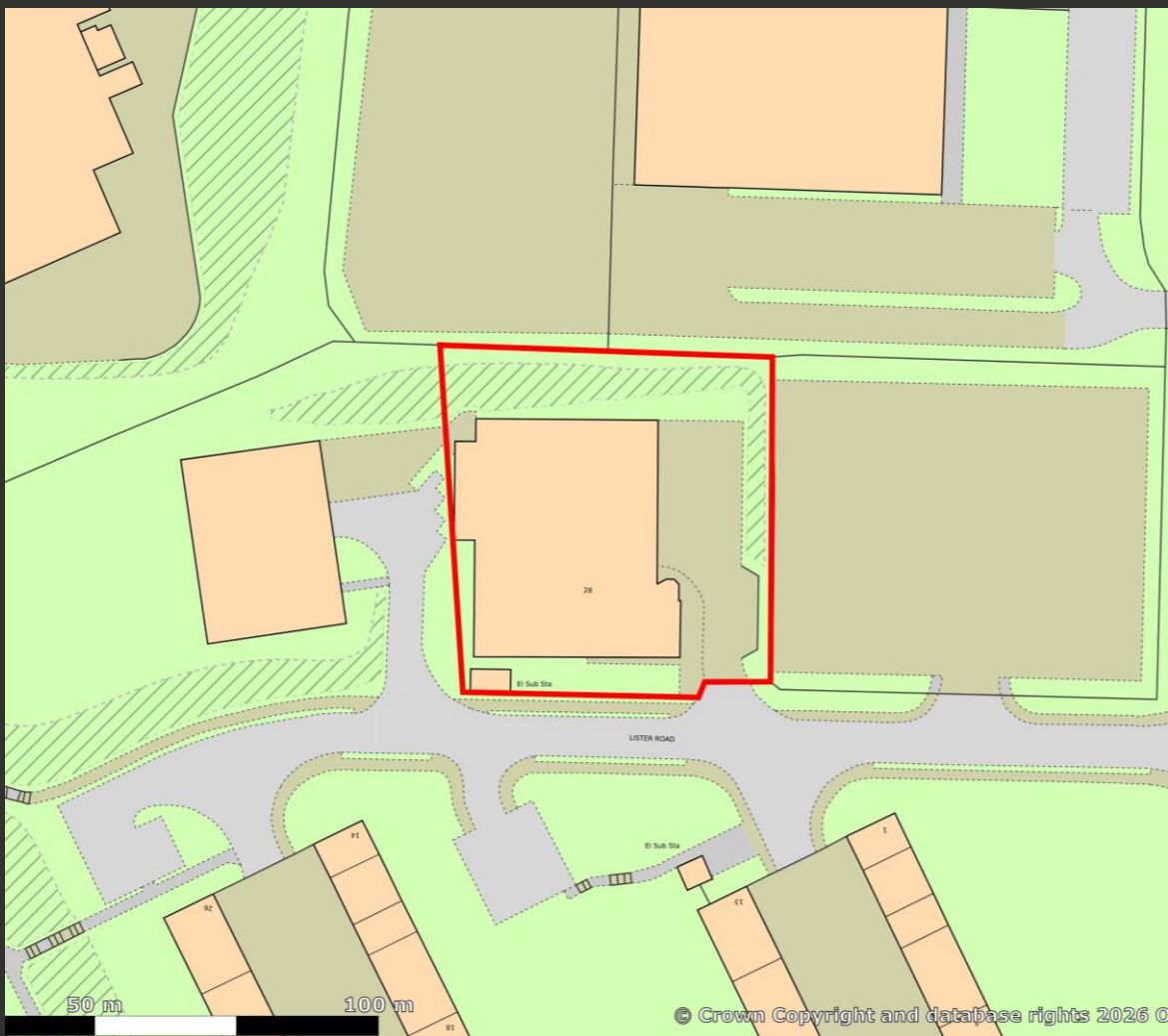
VAT

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 purchaser.





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 Gavin Black LLP 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



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

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