



TO LET — MODERN WAREHOUSE/PRODUCTION FACILITY

Unit 2 Swan Road, South West Industrial Estate, Peterlee SR8 2HS

AVAILABLE Q3 2020

Naylors 
Gavin Black
Commercial Property People

MODERN WAREHOUSE/PRODCUTION FACILITY WITH EXPANSION LAND

- 6,780.1 m² (72,980ft²)
- Established commercial location
- Within close proximity of the A19
- Extensive yard and parking
- Clear working height of 8 metres
- To undergo extensive refurbishment

Location

The premises are located on South West Industrial Estate which is an established commercial location within Peterlee. The area benefits from excellent road links via the A19 approximately 1½ miles to the north.

The estate is centrally located in the North East within easy access to the region's major conurbations, rail networks and ports. The estate is home to a number of major occupiers including NSK Bearings, Caterpillar and TRW Automotive.

Drive Times

Nissan	20 minutes
Port of Tyne	28 minutes
Newcastle	36 minutes
Tyne Tunnel	24 minutes
Seaham	10 minutes
Teesside	25 minutes

Description

The property comprises of a modern high bay warehouse/production facility of steel portal frame construction. The elevations and roof are covered with profile insulated cladding with the roof containing 10% translucent roof panels.

The main warehouse/production area is split into two interlinked bays with the potential to be opened up into one space. At the front of the unit there are two storey offices providing a mix of cellular and open plan space with lift access to the first floor. There are WC facilities on both floors. The property has a clear eaves height of 8 metres rising to 11 metres at the apex.

Goods access is via 3 loading doors on the west elevation of the building which open onto an extensive concrete yard area.

There is also parking providing 79 car parking spaces adjacent to the offices. The site is secured by perimeter fencing and gated access. To both the north and eastern elevations there is level grassland which has potential to allow expansion of either the yard or the building. The property has mains supplies of 3 phase electricity, gas, water and drainage.

Accommodation

The property has been measured to provide the following gross internal areas:

	m ²	ft ²
Warehouse/Production	1,920.96	20,677
Main Warehouse/Production	3,864.13	41,593
Plant Room	148.99	1,604
Ground Floor Office/Amenities	423.01	4,553
First Floor Office/Amenities	423.01	4,553
Total	6,780.10	72,980



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Terms

The premises are available on a full new repairing and insuring lease for a term of years to be agreed.

Rental

£280,000 per annum exclusive.

Rateable Value

The premises have a rateable value of £199,000. Interested parties are advised to contact local rating authority for more information and to confirm the rates payable.

EPC

Available upon request.

Legal Costs

Each party will be responsible for their own legal/professional fees.

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

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.

For further information please contact:

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Or alternatively our joint agent

Richard Scott

Cushman and Wakefield

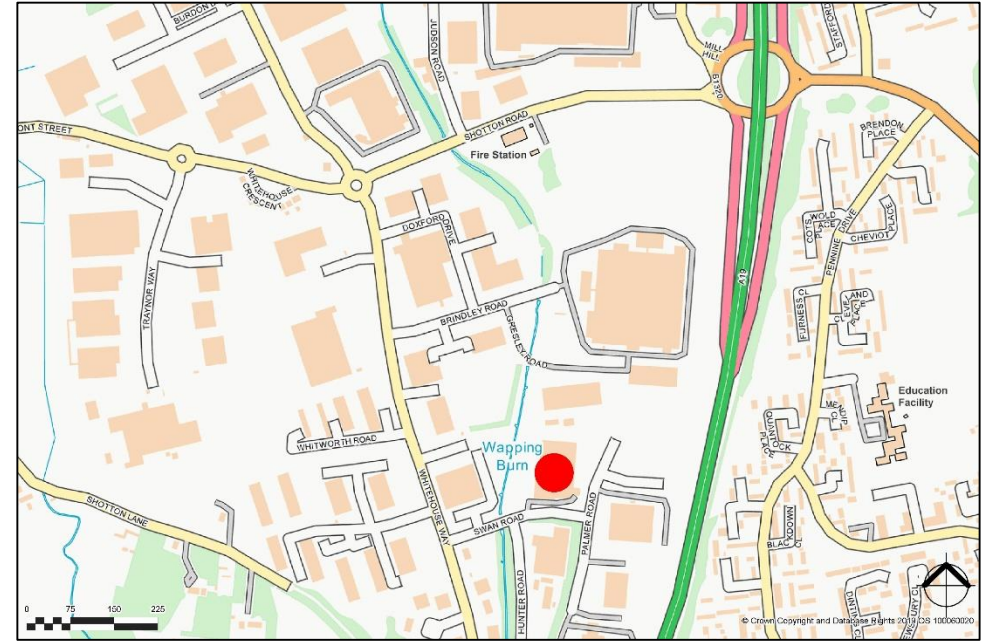
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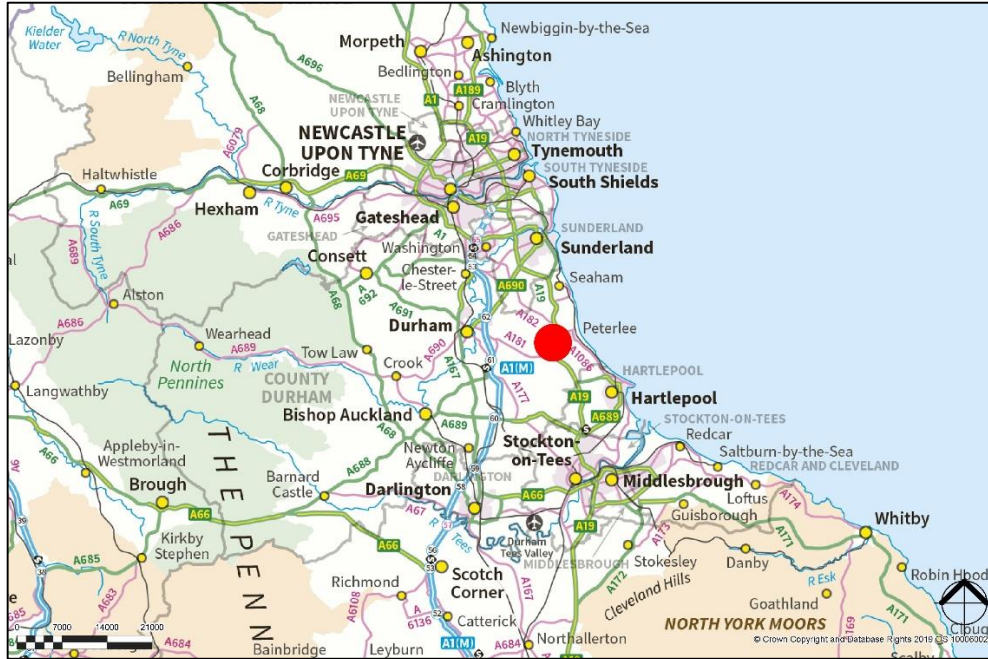
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