



**FOR SALE / TO LET**

**Extensive Warehouse Distribution Facility**

**Unit 7 & 8, Foxcover Distribution Park, Admiralty Way, Seaham,  
County Durham SR7 7DN**

**Naylors**   
**Gavin Black**  
Commercial Property People

## Location

Seaham is situated immediately to the east of the A19, which is one of the regions principal north south arterial routes and links Tyneside with Teesside. The A1(M) is approximately 8 miles to the west, with Sunderland being approximately 5 miles to the north, Durham 15 miles to the south west and Teesside lying approximately 30 miles to the south.

Access taken into the estate is taken off the A182 which links directly with the A19 approximately 1 mile to the west. Other occupiers on the estate include Biffa Polymers, Sofology, MetroMail and Lineage.

The site is extremely well located in relation to the regional arterial road network, as well as the North East ports including Tees Port, The Port of Tyne and Seaham.

The site is close to the main East Coast Railway Network and there is a rail link into the port of Seaham, approximately 1 mile to the north east.

## Description

The subject property comprises a high bay detached distribution warehouse unit which was built in 2006 of steel frame construction with profile insulated sheeting to the elevations and roof.

The property and its surrounds are well maintained and provide a high specification as follows:

### Offices

- Carpeted throughout
- Raised access floor
- Cat 2 lighting
- Gas heating
- Carpeted
- Double glazed windows
- Canteen
- Meeting rooms
- Open plan and cellular offices
- Locker room

### Warehouse

- LED sensor lighting
- 12m eaves rising to 15m at the apex
- 10 dock level access doors

- 2 level access doors 4m wide by 5.5m high
- Fully supported mezzanine

### External

- Dedicated concrete yard
- Extensive car park
- Bike shelter

## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) on a gross internal area.

	M <sup>2</sup>	Ft <sup>2</sup>
Warehouse	11,104	119,525
Offices	543	5,845
Mezzanine	678	7,299
Plant Room	20	218
<b>Total GIA</b>	<b>12,345</b>	<b>132,887</b>
<b>Site Area</b>	<b>3.38 Ha</b>	<b>8.36 Acres</b>

## Rateable Value

The Valuation Office Agency (VOA) website describes the property as: 'Distribution Warehouse and Premises':

RV (2017 List): £385,000



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- 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.
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- 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.

## Tenure

Freehold

## Terms

The premises are available on a new FRI lease for a term of years to be agreed.

## Rent

On application.

## Price

On application.

## EPC

Band C (64)

## Legal Costs

Each party will be responsible for their own legal and professional fees in the transaction.

## Services

We understand that all mains services are connected to the property none of which have been tested or warranted. Interested parties should satisfy themselves in this respect.

## 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.

## Money Laundering

As part of any sale the vendor will require two forms of identification from the purchaser.

## For further information please contact:

Keith Stewart

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Email [keith@naylorsgavinblack.co.uk](mailto:keith@naylorsgavinblack.co.uk)

Or joint agent

John Padgett

Eddisons

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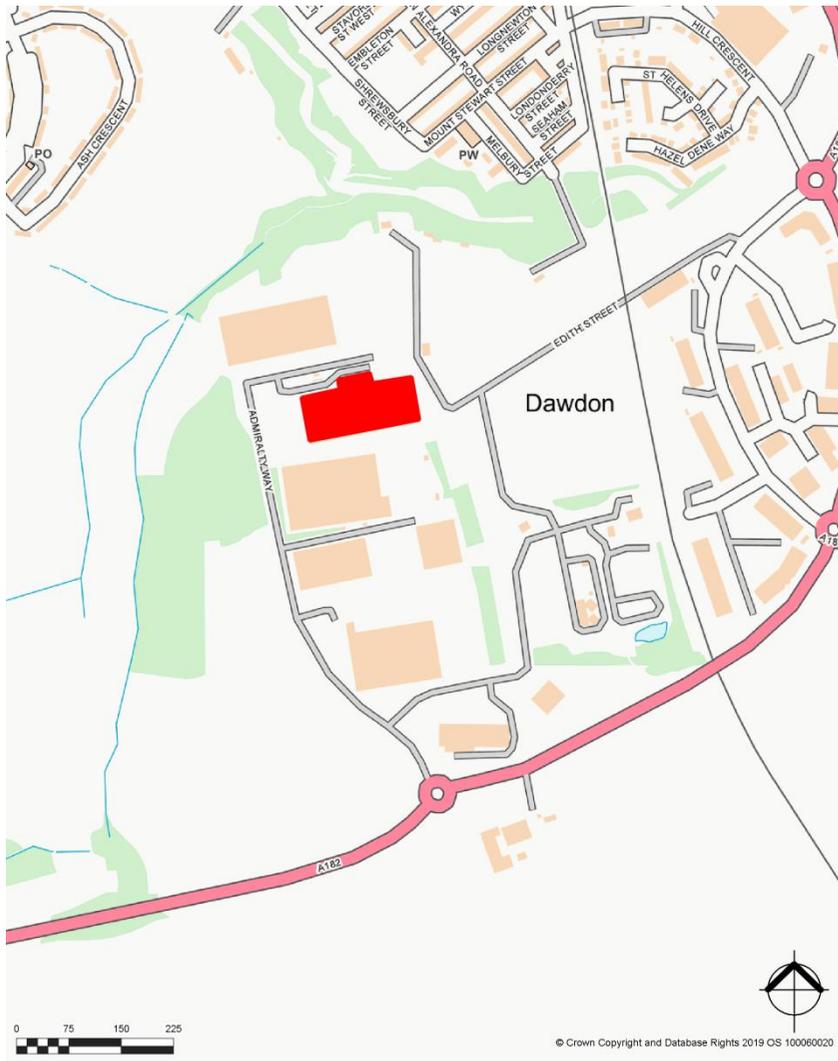
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