



TO LET

Industrial / Warehouse Units

Stephenson Road, Peterlee SR8 5AY

Units available from 7,000 – 100,000 sq ft

CONNECT
PROPERTY
01642 602001

LOCATION

The property is located on the North East Industrial Estate, Peterlee, County Durham approximately 8 miles to Durham city centre, 11 miles south of Sunderland and 23 miles south east of Newcastle upon Tyne.

The estate benefits from excellent road communications being situated adjacent to the A19 trunk road which provides direct access to Sunderland/ Newcastle to the north and Teesside to the south.

DESCRIPTION

The property incorporates the following specification:

- Steel Portal Frame
- Minimum Clear Working 4.85M to 8.1M
- Dock and Level Access Loading
- Offices
- Lighting
- WC's

ACCOMMODATION / TERMS

The units have the following approximate gross internal floor areas:

The floor areas will be subject to a finalised joint measurement.

Unit	sq m	sq ft	Rent per annum
1	2,601	28,000	£98,000
2	1,858	20,000	£70,000
3	2,415	26,000	£91,000
4	1,486	16,000	£56,000
5	6,503	7,000	£28,000
6	4,830	52,000	£182,000
7 (Offices)	1,858	20,000	£70,000

All prices quoted are exclusive of vat, rates and service charge.

TERMS

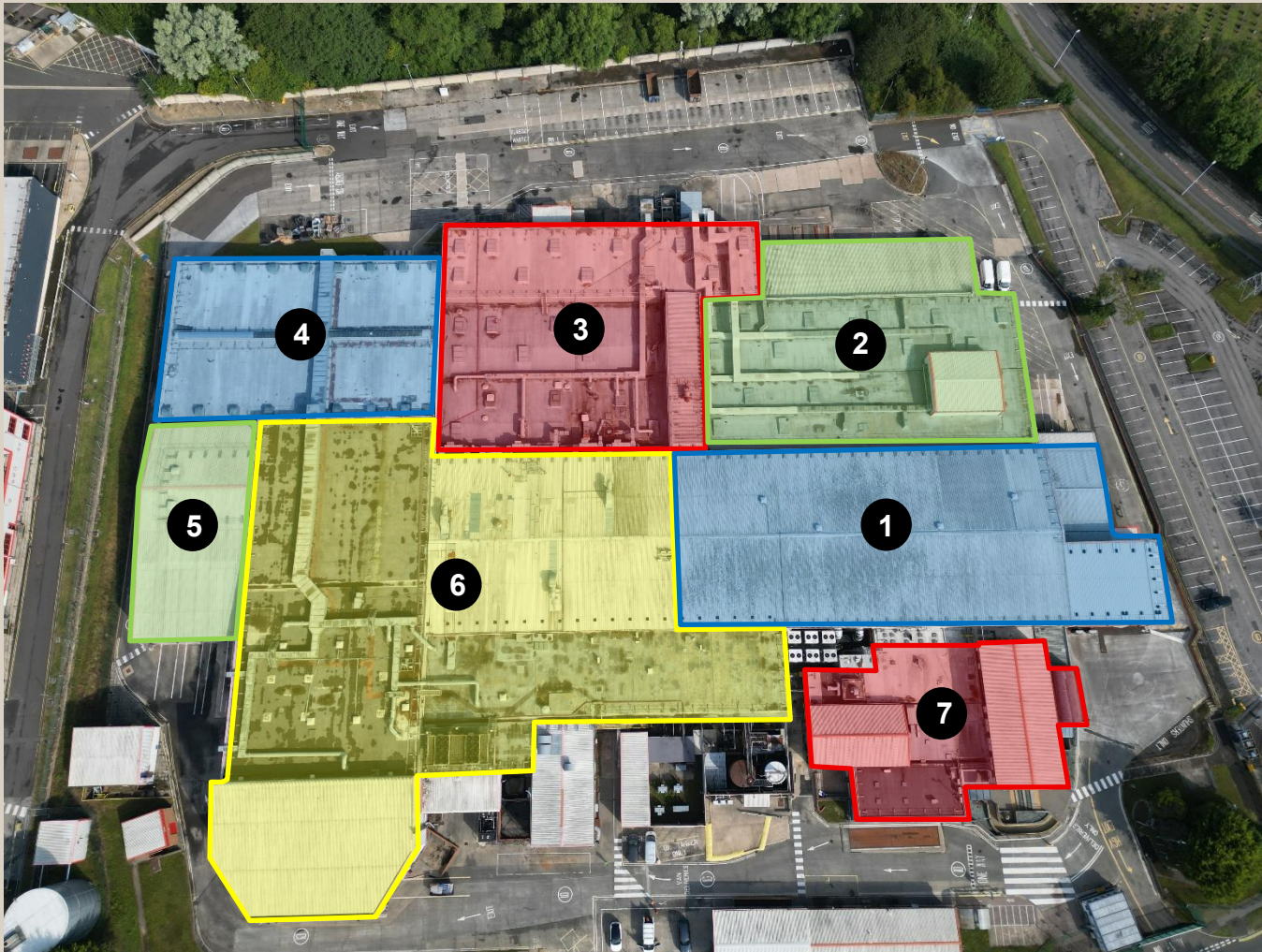
The property is available To Let by way of a new full repairing and insuring lease on terms to be agreed. Further information is available upon application.

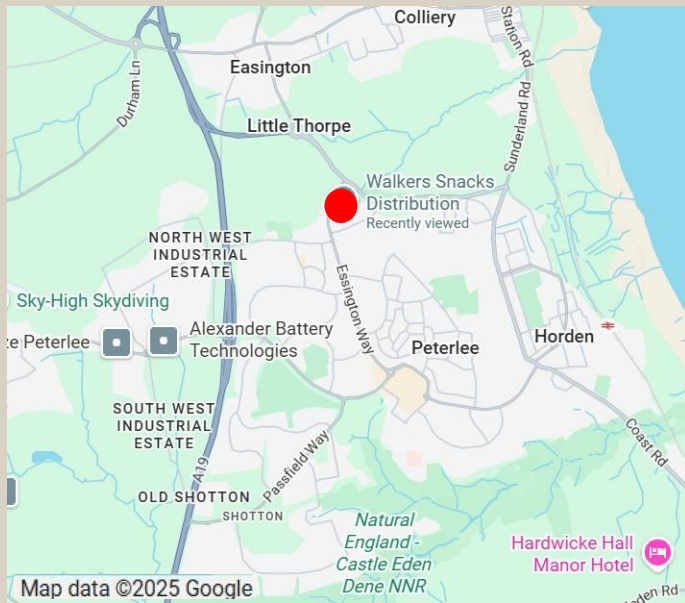
SERVICE CHARGE

A site service charge will be levied in connection with the common parts.

ENERGY PERFORMANCE CERTIFICATE

The property has a number of EPC ratings. Further information is available upon application.





RATING ASSESSMENT

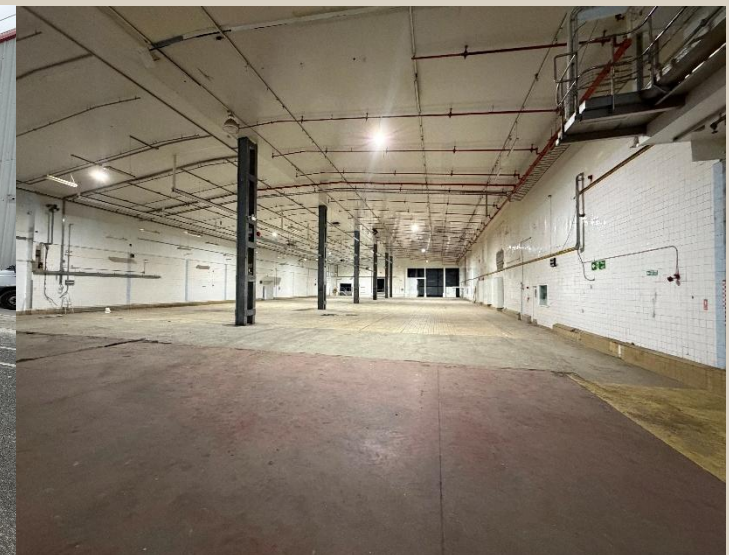
The business rates will be assessed upon occupation.
Further information is available upon application.

VIEWING

Strictly through the agents
Connect Property North East:

Jonathan Simpson ddl: 01642 602001

Email: jonathan@cpne.co.uk



IMPORTANT NOTICE: whilst every reasonable effort has been made by Connect Property North East to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Connect Property North East nor its employees have any authority to make any representation and accordingly no information given is entirely without responsibility on the part of Connect Property North East or the seller / lessor. (ii) Any photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer / lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise. Registered Company Number 9404628

CONNECT NORTH EAST
PROPERTY