



TO LET – AVAILABLE IN FEBRUARY 2023

Industrial/Workshop Units

Pease Road, North West Industrial Estate, Peterlee, SR8 2JF

Naylors 
Gavin Black
Commercial Property People

Location

North West Industrial Estate in Peterlee offers a series of commercial units that can be used as industrial units, workshops, studios or storage units.

The estate is made up of a number of modern, well-proportioned single storey buildings, covering 205,036 square feet (19,047 square metres) in total.

The estate is located near the main A19 trunk road and is an easy commute to Durham, Seaham and various other towns in County Durham. Durham Rail Station, Durham Tees Valley airport and Arriva Stagecoach bus services provide public transportation to the Peterlee area.

Description

The unit forms part of a terrace and is of steel portal frame construction with blockwork walls and profile sheet roofs incorporating skylights. Internally the unit benefits from concrete flooring, florescent tube lighting, male and female W.C facilities and carpeted office accommodation.

The unit has an electric roller shutter door measuring 3.82m (wide) x 3.56m (high). Minimum eaves height to the haunch is 3.84m. Ample parking is provided to the front of the unit.

Services

The unit is provided with mains supplies of services including three phase electricity supply.

Accommodation Schedule

Unit	m ²	ft ²	Rent (pax)
3 Pease Road	295.61	3,182	12 month rolling licence - £25,168 per annum 3 year lease - £18,997 per annum

Terms

The unit is available on a new lease or licence with a minimum commitment of 12 months.

EPC

Unit 3 Pease Road - C (70)

VAT

All figures quoted are exclusive of VAT where chargeable.

Legal Costs

Each party to bear their own legal costs.

Rateable Value

Unit	Rateable Value (2017 List)	Description
3 Pease Road	£9,700	Factory & Premises

Availability

Available Now.

Further Information

For general enquiries and viewing arrangements please speak to or email:

[Duncan Christie](#)

duncan@naylorsgavinblack.co.uk

0191 211 1564



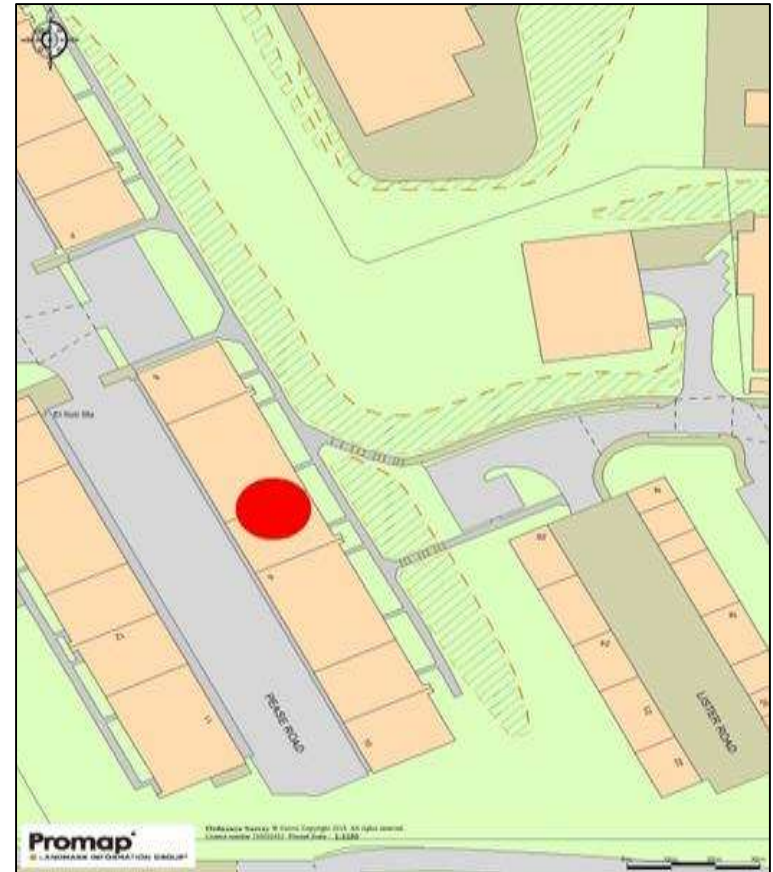
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