



**TO LET**

**Industrial/Warehouse Units**

**Units 13, 18, 19, 21, 23 and 25A Lister Road, North West  
Industrial Estate, Peterlee SR8 2RB**

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

- 81.84-163.78m<sup>2</sup> (881-1,763ft<sup>2</sup>)
- Established Location
- Flexible Lease Terms
- 100% Rates Relief for Qualifying Businesses

## Location

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

The estate is made up of a number of well-proportioned single storey buildings.

## Description

The units form part of a terrace and are made up of blockwork walls and profile sheet roofs. Internally each unit benefits from concrete flooring, fluorescent tube lighting and WC facilities.

Ample parking is provided to the front of the unit. Unit 13 is fitted out for a café use.

## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and provides the following approximate gross internal areas:

| Unit | M <sup>2</sup> | Ft <sup>2</sup> | Rent PA        |
|------|----------------|-----------------|----------------|
| 13   | 123.28         | 1,327           | <b>£11,147</b> |
| 18   | 138.42         | 1,490           | <b>£12,516</b> |
| 19   | 81.94          | 882             | <b>£8,468</b>  |
| 21   | 81.94          | 882             | <b>£8,468</b>  |
| 23   | 163.78         | 1,763           | <b>£12,641</b> |
| 25A  | 81.84          | 881             | <b>£8,468</b>  |

\*Leases may be available on Units over 1,000 – 1,500 sqft. All costs are plus VAT.

Qualifying businesses will be entitled to 100% rates relief. Interested parties are advised to make their own enquiries with the local authority.

## EPC

| Unit |       |
|------|-------|
| 13   | D 94  |
| 18   | E 107 |
| 19   | E 107 |
| 21   | E 107 |
| 23   | D 94  |

|     |      |
|-----|------|
| 25A | D 94 |
|-----|------|

## Legal Costs

Each party will be responsible for their own legal fees.

## Rateable Value

| Unit | R.V    | Description                        |
|------|--------|------------------------------------|
| 13   | £5,600 | Workshop & Premises                |
| 18   | £6,500 | Gymnasium & Premises               |
| 19   | £3,900 | Vehicle Repair Workshop & Premises |
| 21   | £3,900 | Warehouse & Premises               |
| 23   | £7,600 | Factory & Premises                 |
| 25A  | £3,850 | Workshop & Premises                |



NAYLORS CHARTERED SURVEYORS for themselves and for the vendors and lessors of the property give notice that:

- 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.
- All descriptions, dimensions, 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 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.
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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.

## VAT

All rents and premiums 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:**

Tobi Morrison

Tel: 07544 355 220

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



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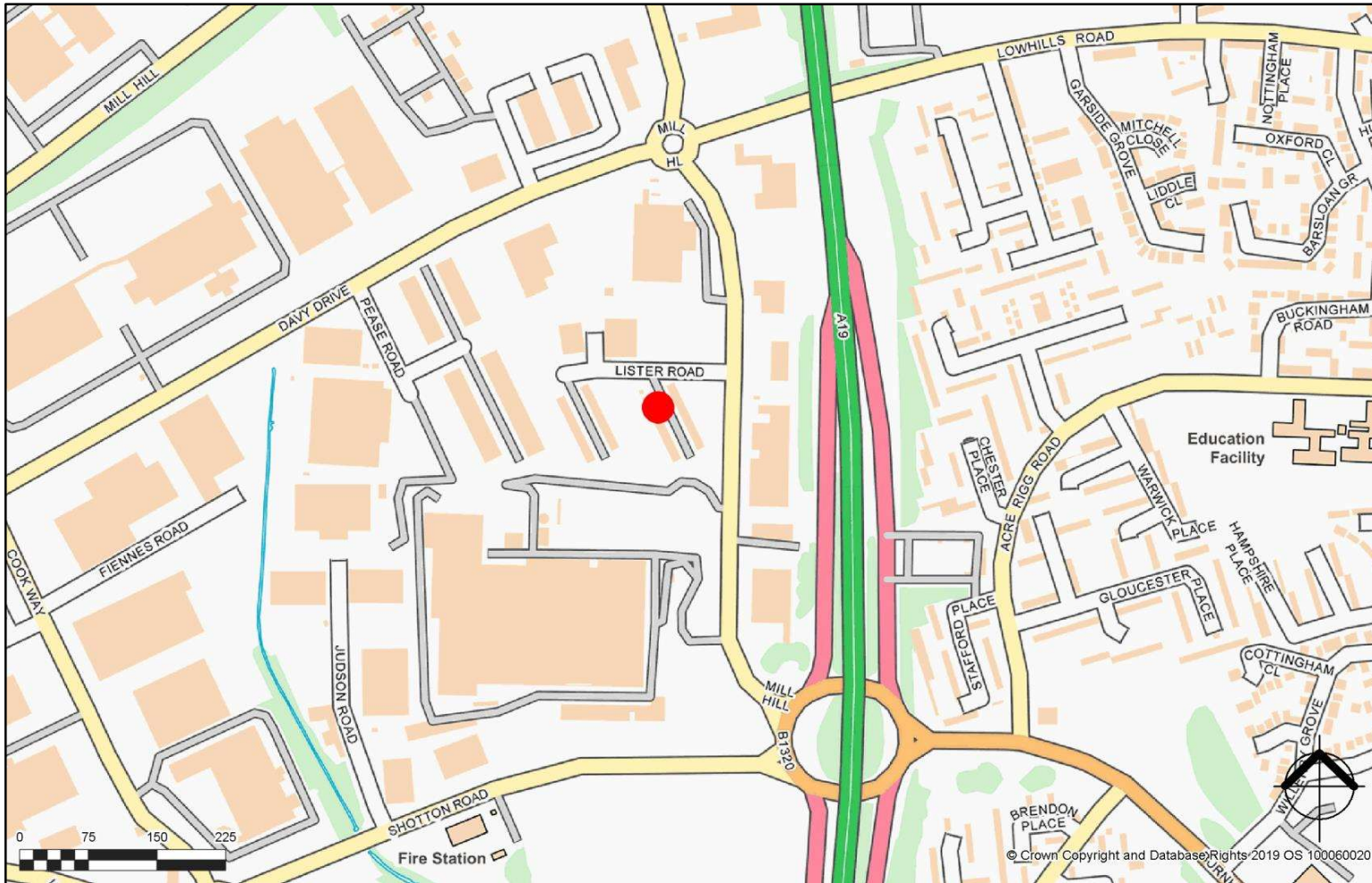
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