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# TO LET

## Unit 3

Admiralty Way,  
Seaham, Co. Durham, SR7

- Available Now Unit 3
- 62,531 Sq Ft Of Useable Floorspace
- Secure Car Park For 20 Plus Vehicles
- Superior Electical Installation
- Established Distribution Location
- Immediate Access To A19
- Modern Development Constructed In 2007
- 4 Hgv Loading Bays





- £5.50 per Sq. ft
- 1.5 miles from the A19
- Enhanced power supply
- 4 HGV loading bays

- Office rooms with option to install more staff and disabled amenities
- Motion sensor lighting to warehouse

- Full repair and insuring lease available
- Largest available unit on the site
- Lower cost per sq. ft than comparable units

Foxcover Distribution Park is situated to the south of Seaham, 1.5 miles to the east of the A19 which is accessed via the A182.

The business park is approximately 12 miles east of Durham, 20 miles south east of Newcastle upon Tyne and 25 miles north of Middlesbrough and is thus very well situated to serve the region as a whole.

Foxcover Distribution Park boasts a number of well known logistics and industrial occupiers of scale including Panther Logistics, Lineage Logistics and Biffa.

