



Unit 3, Admiralty Way, Seaham, County Durham, SR7 7DN

- **6 MONTHS RENT FREE FROM COMMENCEMENT**
- **High Bay unit with minimum 10m eaves**
- **900kva of power available**
- **Excellent access to A19**

Get more information

<https://www.avisonyoung.co.uk>

Avison Young

Fourth Floor
Central Square
Forth Street
Newcastle Upon Tyne
NE1 3PJ

Industrial/Warehouse premises for lease

Unit 3, Admiralty Way, Seaham, County Durham, SR7 7DN

Property Description

The property comprises an industrial warehouse with office accommodation. The building is of steel portal frame construction, formed in a dual span with central steel columns. The unit is clad with insulated profile sheeting to the walls and roof. Goods access is via both a sectional up and over level loading door and dock level loading facilities. Externally there is a concrete yard area and car parking to the front of the premises.

The office accommodation provides a reception area along with male, female and disabled WCs. The main office provides an open plan area and meeting room benefiting from raised access floors, plastered and painted walls and suspended ceilings.

Internally the warehouse area benefits from 10m minimum clear height to eaves and LED lighting. The area has been subdivided to provided production space alongside warehouse accommodation but can be returned to a single warehouse space if required.

Location

Seaham is situated immediately to the east of the A19, which is one of the region's 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 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 are Biffa, Panther Logistics, and CustomerKNECT.

The site is extremely well located in relation to the regional arterial road network, as well as the north east ports including Teesport, The Port of Tyne and the port at 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.

Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Office Name Test does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

Specification

- 4 dock level loading bays
- One level loading bay
- Secure yard and car park
- 900KVa power supply
- Immediate access to A19
- 10m clear height to eaves
- Office accommodation
- LED lighting to warehouse

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition):

Area (GIA)	Sq ft	Sq m
Warehouse	58,861	5,469
Office/Ancillary	3,670	341
Total	62,531	5,810

EPC

The property has an EPC rating of C57

Rates

The rateable value of the premises is £200,000.

Tenure

The premises are available by way of a sub-let or assignment of our clients existing lease which runs until 9th May 2028.

Rent

£327,500 per annum. 6 months rent free offered from commencement

Legal Costs

Each party is to be responsible for their own legal costs.

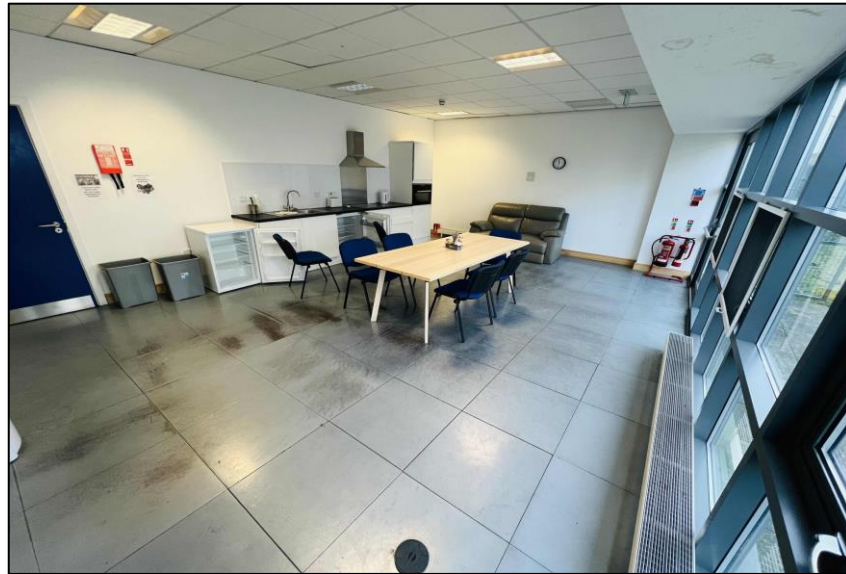
VAT

VAT if applicable will be charged at the standard rate.

**AVISON
YOUNG**

Industrial building for lease

Unit 3, Admiralty Way, Seaham, County Durham, SR7 7DN



Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Office Name Test does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

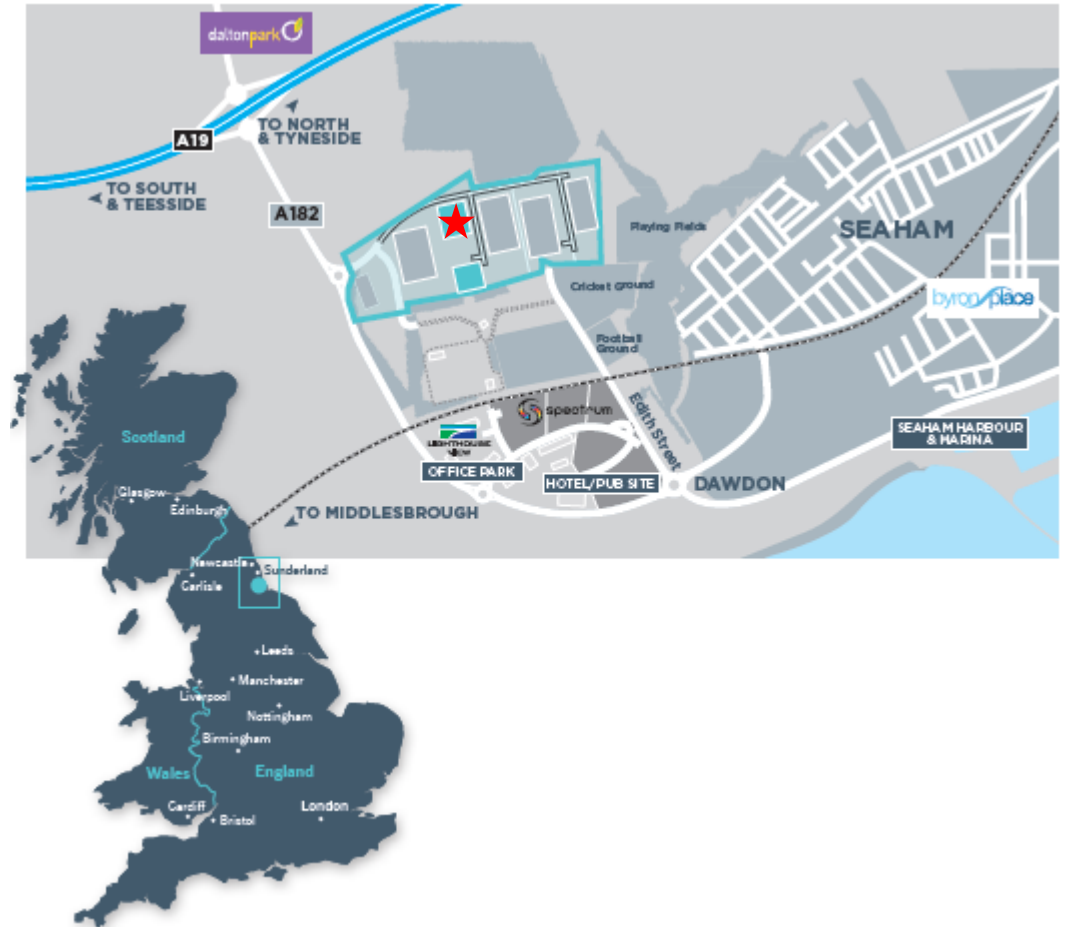
**AVISON
YOUNG**



Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Office Name Test does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

Industrial building for lease

Unit 3, Admiralty Way, Seaham, County Durham, SR7 7DN



Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Office Name Test does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

Get more information

Danny Cramman

Director

+44 (0)191 269 0068

+44 (0)7796 993750

Danny.cramman@avisonyoung.com

Adam Lawson

Surveyor

+44 (0)191 261 2361

+44 (0)7825 113 277

Adam.lawson@avisonyoung.com

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
3. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
4. All prices quoted are exclusive of VAT.
5. Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

avisonyoung.com

**AVISON
YOUNG**