



TO LET

Stephenson Road, Peterlee, Co.Durham SR8 5AY

Warehouse/Distribution Unit

102,940 sq ft [9,653.44 sq m]



**Maximum
Eaves Height**



**13,580
Pallet Spaces**



**CUSHMAN &
WAKEFIELD**

0113 233 7300

cushmanwakefield.co.uk

HTA
REAL ESTATE

0191 245 1234

www.htare.co.uk

SUMMARY

The property comprises a modern warehouse with high bay extension totalling **102,940 sq ft (9,563.44 sq m)** on a site of **7.3 acres (2.96 ha)**

The property presents a rare opportunity to acquire a large scale modern logistics unit in the North East of England.



Access is via two vehicular entrance points off Stephenson Road with the site providing excellent access to the A19 which in turn provides access to the A1(M) and the wider North East region.

WHAREHOUSE



ACCOMMODATION

The property comprises of two adjoining warehouse units with ancillary two storey office accommodation.

WAREHOUSE

A steel portal frame construction with steel profile sheet cladding to the elevations and a steel sheet clad pitched roof over.

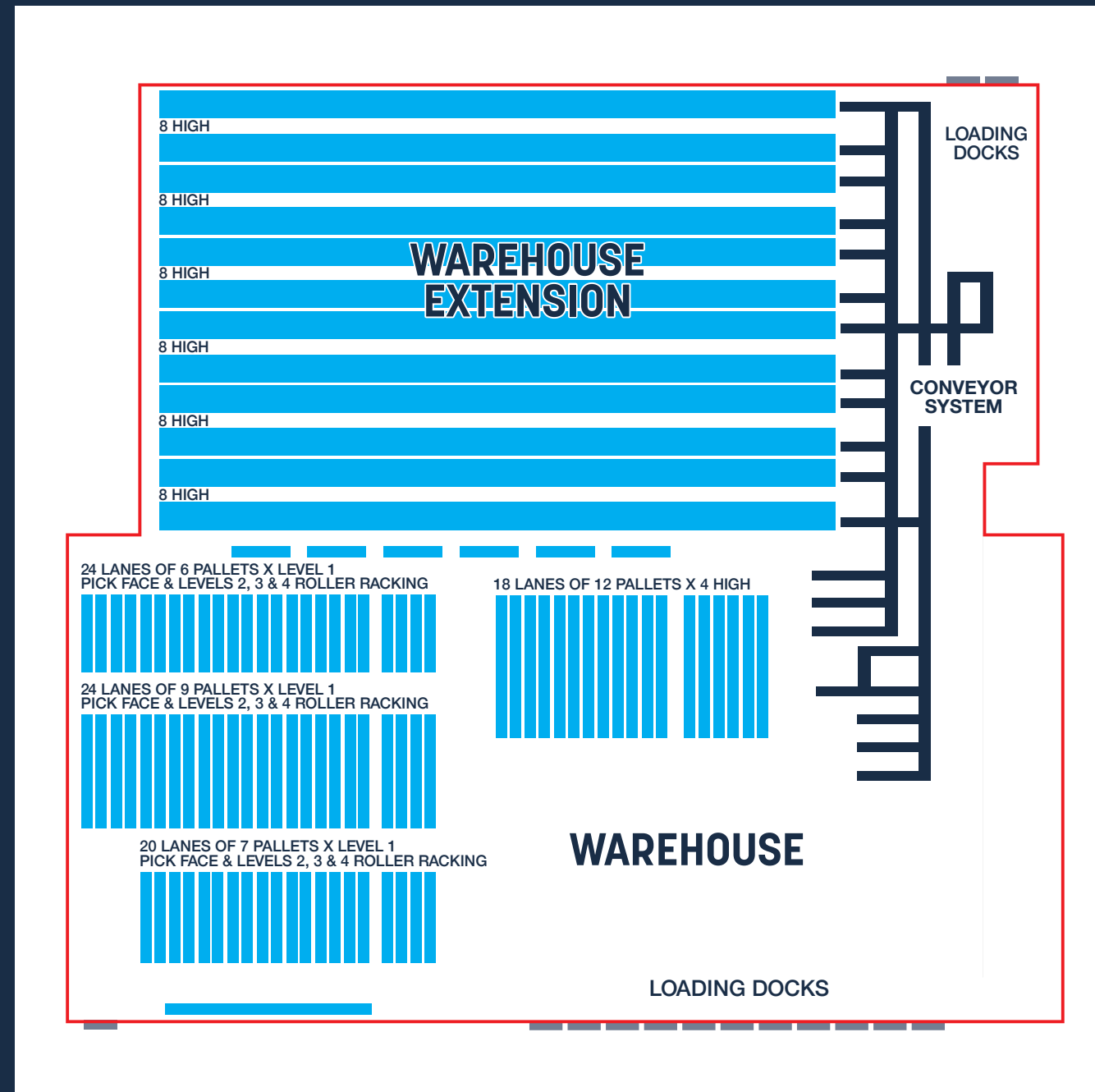
WAREHOUSE EXTENSION

A specially designed automated 'clad rack' racking facility.

Externally the site extends to 7.3 acres (2.96 ha) providing 34% site density with extensive yards with trailer parking to the front and rear of the warehouse facility. There is also a designated staff and visitor parking area to the western elevation.

	SQ FT	SQ M
WAREHOUSE	51,982	4,829.29
WAREHOUSE EXTENSION	47,443	4,407.60
Ground Floor Office / Ancillary	3,205	297.75
First Floor Office / Ancillary	310	28.80
TOTAL	102,940	9,563.44

RACKING PLAN



SPECIFICATION

WAREHOUSE

- 2,600 Pallet Spaces
- 1 Ground Level Loading Door
- 11 Dock Level Loading Doors
- 13m Eaves Height
- 35m Yard Depth
- 44 Car Parking Spaces
- 1 MVA Warehouses 1 & 2 Combined

WAREHOUSE EXT

- 10,980 Pallet Spaces
- Fully Automated Racking System
- 2 Dock Level Loading Doors
- 23m Eaves Height
- 50m Yard Depth
- 50kn/M² Floor Loading
- 1 MVA Warehouses 1 & 2 Combined
- 26 HGV Trailer Spaces

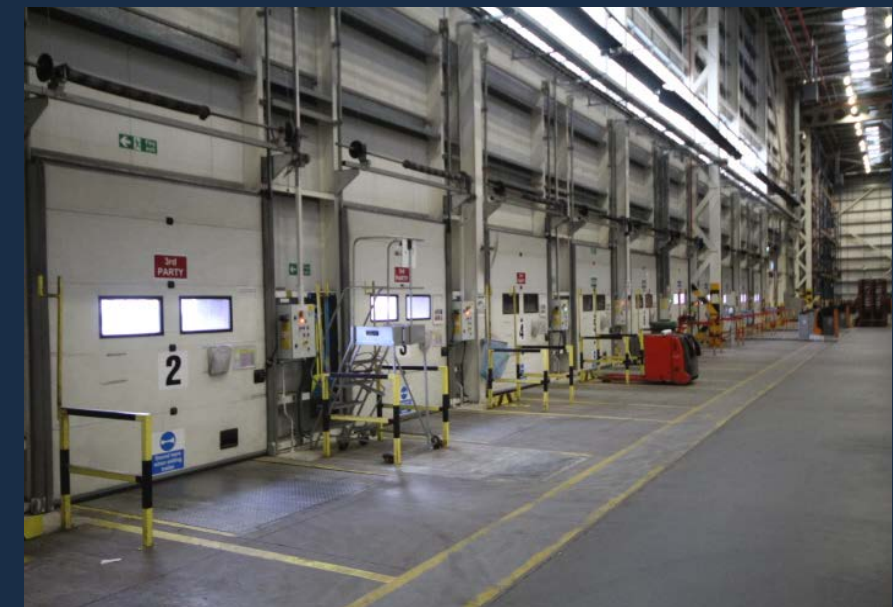
LOCATION

The property is located on the junction of Essington Way and Stephenson Road approximately 1 mile north of Petrelee Town Centre.

The A19 is located approximately 1 mile to the west which in turn links into the A1(M) providing excellent arterial road links throughout the region and the wider national motorway network.

	
Destination	Approx Distance (Miles)
Durham	11.5
Middlesbrough	21
Newcastle	22.5
Leeds	86.5
Sheffield	115
Manchester	129
Liverpool	158.5
Birmingham	191

	
Ports	Approx Distance (Miles)
Seaham Docks	6
Port of Sunderland	11.5
Port of Tyne	19
Teesport	26.5





TERMS

The property is available by way of a new FRI lease on terms to be agreed.

RATES PAYABLE

We understand that the property has a Rateable Value of £297,500. We advise interested parties to contact the local rating office to determine rates payable.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with the completion of any transaction.

VAT

We understand that the property is opted to tax and therefore VAT will be payable.

MONEY LAUNDERING REQUIREMENTS

To comply with Anti-Money Laundering regulations, the purchaser will be required to provide the following information:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the buyers/funders/lessee.

ENERGY PERFORMANCE CERTIFICATE

The premises have been assessed to have an EPC Rating of D82.

VIEWING



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