



**To Let**  
**SR7 7DN**

## **4 Foxcover Distribution Park, Seaham**

- 37,643 sq. ft (3,497.16 sqm).
- Excellent access to A19.
- Level and tailgate loading.
- Large power supply (to be confirmed)
- 10.0 m eaves

**SUBJECT TO CONTRACT**

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## Location

Foxcover Distribution Park is on the south side of Seaham, 1.5 miles east of the A19 via the A182. It lies approximately 12 miles east of Durham, 20 miles south east of Newcastle upon Tyne and 25 miles north of Middlesbrough, providing good access to all the whole North East region. Access to the properties is via Admiralty Way, with other occupiers including Panther Logistics, Lineage Logistics and Biffa.

## Description

This detached industrial warehouse was built in 2007 and comprises steel portal frame construction, with insulated profile sheeting envelope. Loading access is via 2 self-levelling dock loading doors and one level access insulated up and over door. There is provision for a further two dock levellers if required. Secure car parking and service yard area is provided to the front. The property has a minimum internal eaves height of 10m and floor loading capacity of 50KN/m2. Internally the unit benefits from a reception area, office accommodation with raised access floor and suspended ceilings and male/ female/ disabled WC's.



## Accommodation

	sq m	sq ft
Warehouse/production	3,291.99	35,435
Office	205.17	2,208
<b>Total GIA</b>	<b>3,497.16</b>	<b>37,643</b>

## Terms

Available by way of a full repairing and insuring lease for a term to be agreed at a rent of **£245,000** per annum exclusive.

## Business Rates

According to the Valuation Office Agency website the property has a Rateable Value of £127,000 effective from the 1st April 2023. Interested parties are advised to contact the Local Rating Authority to confirm the rates payable.

## Services

We understand that the property is connected to all mains services. All interested parties must however make their own investigations into service provisions.

## VAT

All figures quoted are exclusive of VAT which may apply.

## Energy Performance Certificate (EPC)

Currently being assessed.

## Anti-Money Laundering

Under current UK regulations we are obliged to confirm the identity of all parties in an agency transaction. You may therefore be asked to provide appropriate documentation to enable us to complete a simple online identity verification.

## Viewing

Via Agents HTA Real Estate: -

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