





# **To Let** 665.7m<sup>2</sup> (7,165ft<sup>2</sup>)

# Palmer Road South West Industrial Estate Peterlee SR8 2HU

- Industrial unit with large loading canopy
- Ample car parking spaces
- Secure multi occupancy site
- 5.1m minimum eaves height
- Two storey offices adjacent

# **SUBJECT TO CONTRACT**

Contact: Nick Atkinson Email: nick@htare.co.uk Direct Tel: 0191 245 3011

# **HTA Real Estate**

Floor A, Milburn House, Dean Street, Newcastle upon Tyne NE1 1LE

T: 0191 245 1234



0191 245 1234

#### Location

Peterlee is situated midway between the Tyneside and Teesside conurbations in East Durham, with access via the A19 dual carriageway.

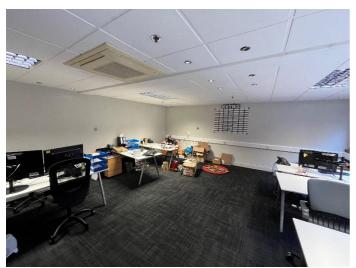
Palmer Road is on the South West Industrial Estate with nearby occupiers including NSK Bearings, Howdens, and IG Group. The property is located in the Palmer Business Centre at the end of Palmer Road.

# **Description**

Workshop/warehouse and offices forming part of a larger building, being of steel portal frame with profile steel sheet cladding to the elevations. The flat metal deck roof has a membrane covering.

The warehouse/workshop unit is accessed via a loading door to the northern elevation, with the benefit of a large canopy providing shelter for loading. The unit has a minimum height of 5.1m and a small admin office.

The main office is over 2 floors with a separate entrance off a car park to the west elevation. WCs and a staff canteen area are provided at first floor.



Office Accommodation

#### Accommodation

	sq m	sq ft
Workshop/Warehouse in Office	cl. 529.77	5,702
Ground Floor Offices	89.82	967
First Floor Offices	46.11	496
Total GIA	665.70	7,165

#### **Terms**

Available by way of a full repairing and insuring lease for a term to be agreed at a rent of £34,000 per annum exclusive.

#### **Business Rates**

According to the Valuation Office Agency website the property has a Rateable Value of £23,250.

Interested parties speak to the Local Rating Authority to confirm the rates payable.

#### Services

We understand that the property is connected to all mains services.

# **VAT**

All figures quoted are exclusive of VAT which may apply.

# **Energy Performance Certificate (EPC)**

The property has an EPC rating of C(70).

### Viewing

Via Agents HTA Real Estate

Contact:	Nick Atkinson	Simon Hill
Email:	nick@htare.co.uk	simon@htare.co.uk
Tel:	0191 245 3011	0191 245 3010





