

# Unit 3-4

# South West Industrial Estate

Whitehouse Way, Peterlee, SR8 2RA  
WHAT3WORDS: swear.tile.jazzy

Industrial/warehouse unit

21,996 sq ft

To Let

Under refurbishment



# South West Industrial Estate

This high quality industrial estate comprises a range of modern units of steel portal frame construction and metal clad panels. The units benefit from solid concrete floor, strip lighting, good eaves height and office accommodation. There is a large loading yard and parking area.



Peterlee  
Town Centre

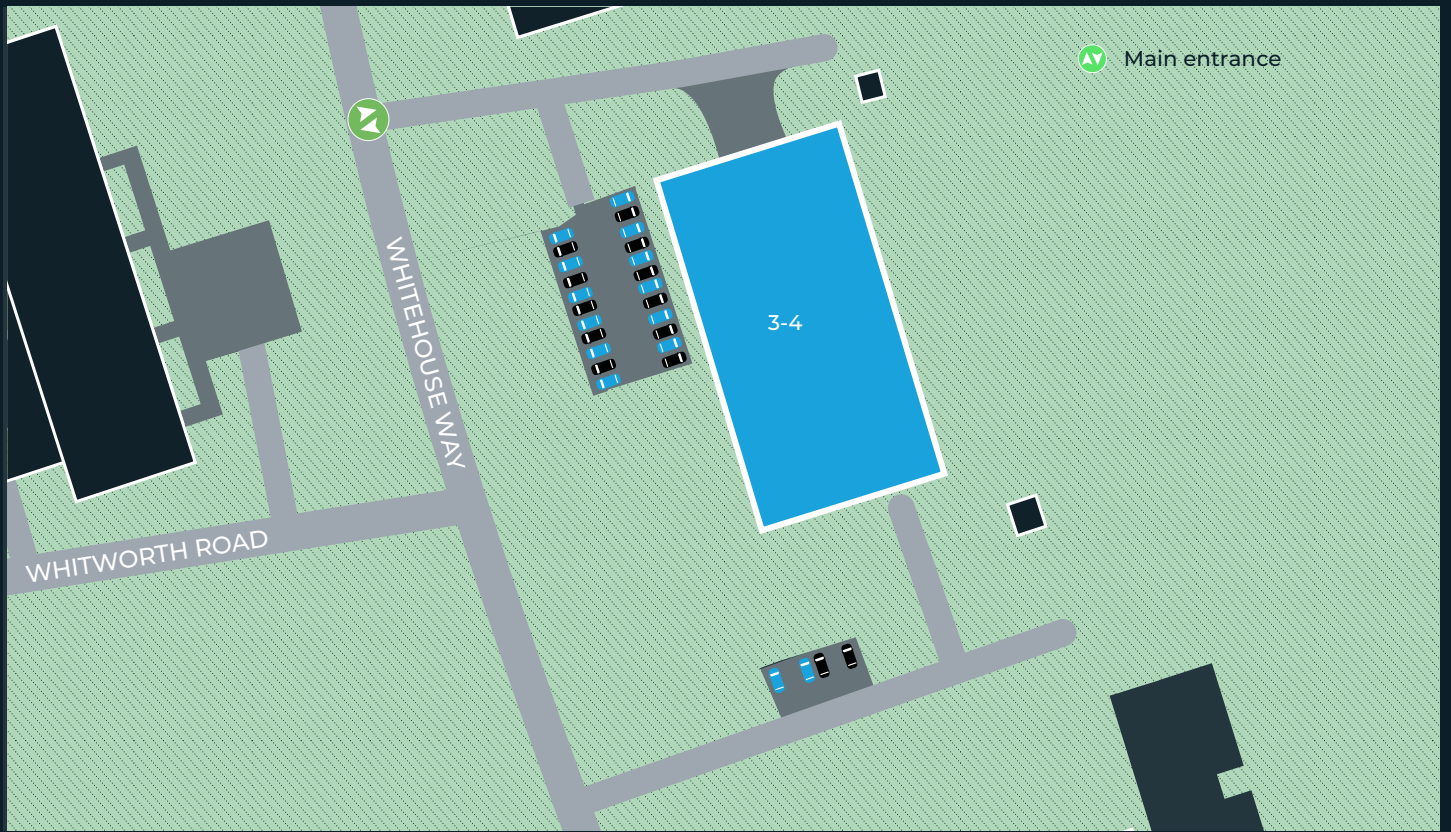
A19



TOOLSTATION

HOWDENS

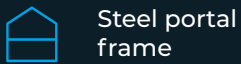
WOLSELEY



## Accommodation (GIA)

Unit	Warehouse (sq ft)	Offices (sq ft)	Total	EPC Rating
4	19,379	1,309 (GF)/1,309 (FF)	21,996	Target B

## Specification



Steel portal frame



5.2m eaves height

### Availability & terms

The units are offered to let on new full repairing and insuring leases for a term to be agreed.



2 Roller shutter doors



Loading areas

### Rental

Available on request.



Generous parking



Office accommodation

### Service charge

Payable for upkeep of common parts.



WC facilities

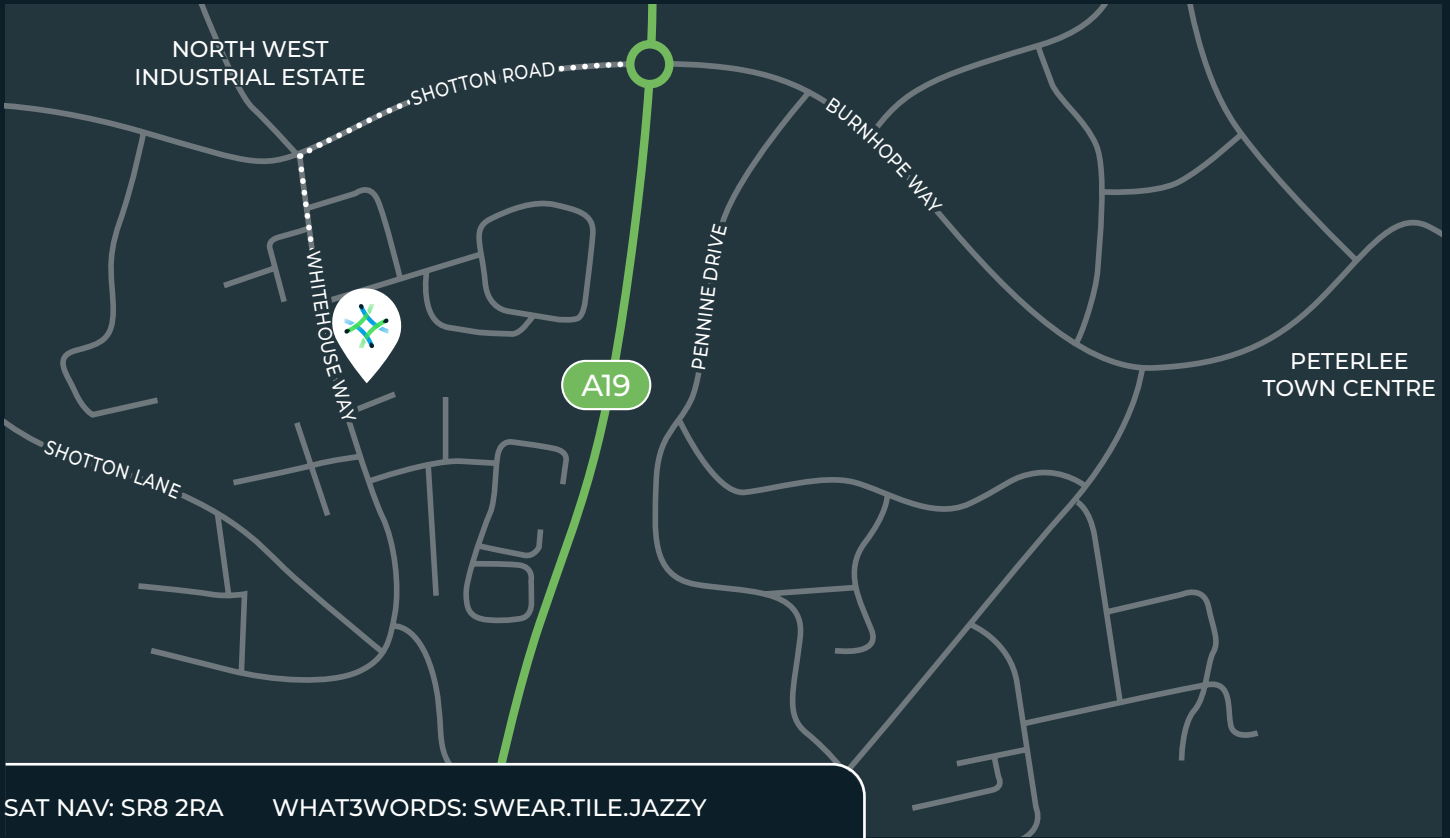


LED lighting

### VAT

To be levied.





SAT NAV: SR8 2RA WHAT3WORDS: SWEAR.TILE.JAZZY

# Prominent logistics location

South West Industrial Estate offer excellent communication links via the A19 which is approximately 1/4 mile away.

The A19 offers access both north and south to the surrounding area. The premises are accessed from Whitworth Road.

	miles	mins
Newcastle	23	37
Leeds	79	1 hr 32
Manchester	126	2 hr 26
Edinburgh	140	2 hr 44

	miles	mins
A19	0.25	2
A1	10	14
A194	18	20
M62	83	1 hr 20

	miles	mins
Newcastle	29	40
Hornden	4	10

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