



**AVISON
YOUNG**

Mill Hill, North West Industrial Estate, Peterlee, SR8 2HR
Factory, Industrial, Industrial / Warehouse To Let | £283,000 per annum | 56,591 sq ft

Highly prominent factory/warehouse unit with modern two-storey offices. 2 MVA power available.



Location

Peterlee is situated in a strategic location midway between Newcastle upon Tyne and Teesside on the A19 dual carriageway trunk road, which links to the A1(M) and national motorway network.

North West Industrial Estate is a well-established location and has direct access onto the A19 with local occupiers including Caterpillar, NSK, Sotech Optima in close proximity.

The property is located on the corner of Mill Hill and Davy Drive, to the north of the main Caterpillar factory.

Accommodation

Name	sq ft	sq m	Availability
Ground - Warehouse/Factory	48,438	4,500.04	Available
Ground - Ground Floor Office/Amenities	4,982	462.84	Available

Description

The property comprises a detached manufacturing facility with two-storey office accommodation. There are 4 bays of steel portal frame construction, with brick and block elevations. Above the brickwork, the unit is clad with insulated profile sheeting to the walls and roof.

The warehouse incorporates solid concrete floors and painted block work elevations. Goods access is via two level loading doors, one to the north elevation and one to the south elevation. The premises were completely overhauled and refurbished in 2016.

The office accommodation has been fitted out to a high specification with a glass internal staircase to first floor. The offices benefit from a reception area, canteen and WC facilities. The main office provides an open plan area and glazed internal meeting rooms benefiting from raised access floors, LED lighting, plastered and painted walls, wall mounted radiators, and suspended ceilings.

Externally there is a concrete yard area and car parking to the south of the premises.

Summary

- Rent: £283,000 per annum
- Business rates: £1.46 per sq ft
- Car parking charge: n/a
- Lease: New Lease
- Terms: The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

Contact & Viewings



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Further information

- [View details on our website](#)



