



UNIT 1B BRINDLEY ROAD, SOUTH WEST INDUSTRIAL ESTATE, PETERLEE, SR8 2LT

TO LET

Gross internal area 1,343 sqm (14,455 sq ft)

Currently under refurbishment

Available by way of a new FRI lease at a rent of £30,000

GEORGE F. WHITE
RESIDENTIAL . COMMERCIAL . RURAL . DEVELOPMENT

johnson
tucker
chartered surveyors & property consultants



George F White LLP, Dean Street Arch, 22 Dean Street,
Newcastle upon Tyne, NE1 1PG



DESCRIPTION

Steel portal frame

Mezzanine with office and storage space

Access via electric roller shutter door

ENERGY PERFORMANCE CERTIFICATE

An EPC has been instructed and certificate will be provided as soon as possible.

BUSINESS RATES

The rating assessment currently appearing on the 2023 Valuation List is as follows:

Workshop and premises - £51,500

LEGAL COSTS

Each party is to be responsible for their own costs incurred in this transaction.

Terms

The property is available by way of a new FRI lease for a term of years to be agreed at a rent of £30,000 per annum.

VAT

All rents and prices quoted are subject to Value Added Tax (VAT) which will be charged at the prevailing rate.

ACCOMODATION

Gross internal floor area is:

1343 Sq M

14,455 Sq Ft

VIEWINGS

Viewings are strictly by prior appointment with George F. White.

For more information please contact:

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ANTI-MONEY LAUNDERING REGULATIONS

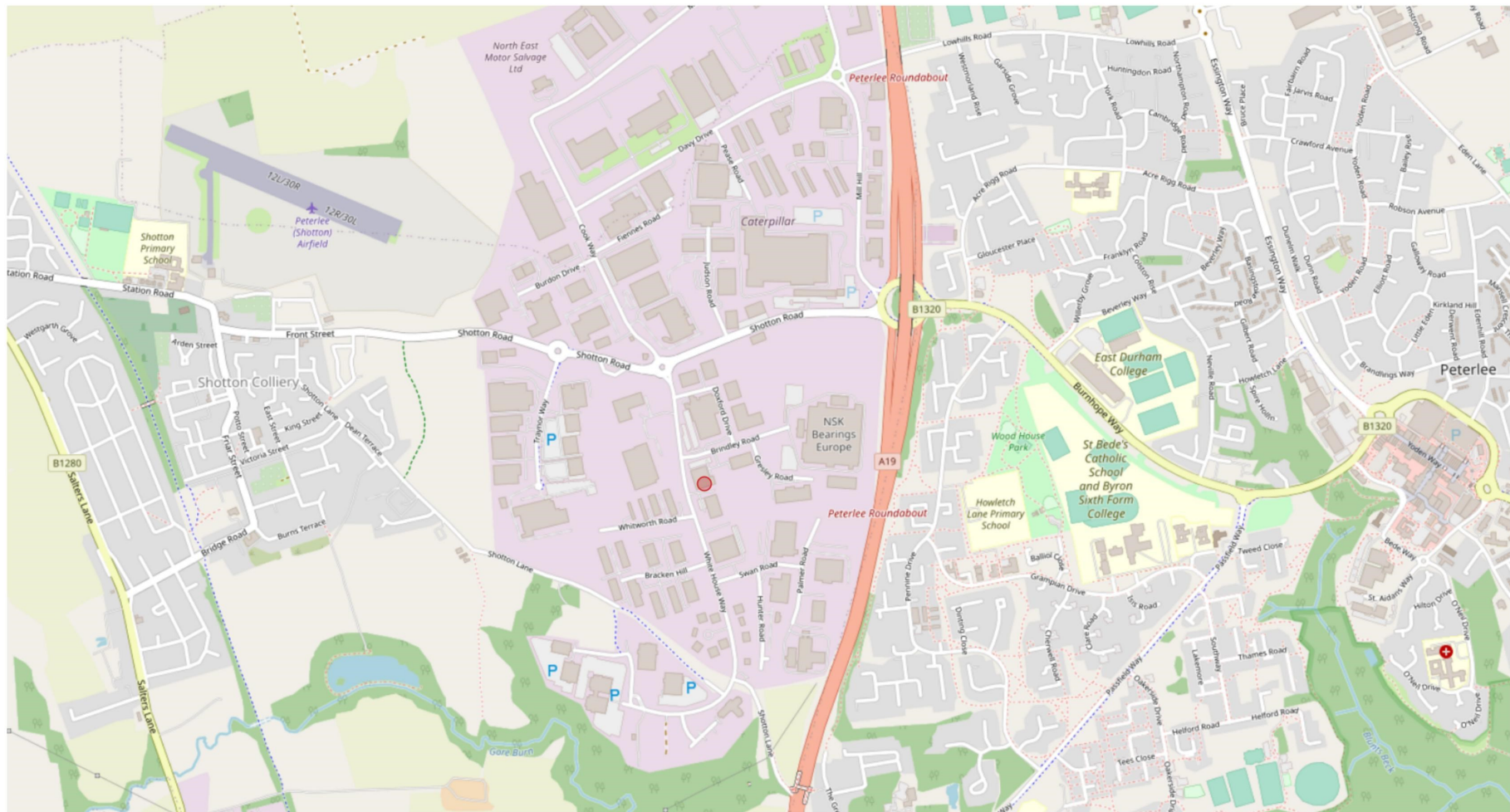
In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

Important Notice

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought.

All dimensions/boundaries are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract.





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500 m
Scale 1:15051 (at A4)



LOCATION PLAN

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