

Sunderland: 0191 5658844
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To Let

Industrial Premises

White Lion Site
South Hetton Industrial Estate
South Hetton
DH6 2UZ

- Brand new detached unit
- Total GIA 3368 ft² (312.89 m²) (can split)
- Enclosed tarmac compound to front
- 2 miles from A19
- Established industrial location

Also at Portland House
Belmont Business Park
Durham DH1 1TW
Regulated by RICS

Location

South Hetton Industrial Estate is situated to the North West of Peterlee in the village of South Hetton approximately 2 miles from the A19 and is accessed off the A182 Front Street which is the main road between Easington and Houghton le Spring and links the A19 to the A690.

Description

The premises comprise a brand new light industrial unit with a minimum eaves height of 3.17m and a maximum height of 4.8m. The unit benefits from 2 vehicular access points and also an enclosed tarmac compound and could be split in half to provide 2 units of 1684ft² each.

Accommodation

The property briefly comprises as follows:-

	ft ²	m ²
Gross Internal Area	3368	312.89
Externally		
Enclosed tarmac compound		

Tenure

A new Lease is available from £5.00 per ft² for a term of years to be agreed (minimum 3 years) on an effective FRI basis subject to 3 yearly Rent Reviews.

Code of Practice




The Landlord accepts the principles of the Code of Practice for Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from the Royal Institution of Chartered Surveyors, 12 Great George Street, Parliament Square, London, SW1P 3AD Tel: 0207 6951535, Fax: 0207 3343795 or alternatively from the website: www.lettingbusinesspremises.co.uk

Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

Viewing

Contact – **Marc Weaver** or **Alexa Reavley**

-  mjw@lofthouseandpartners.co.uk
-  alexa@lofthouseandpartners.co.uk
-  **0191 5658844**

VAT

Figures quoted exclude VAT where chargeable.

Rateable Value

The property requires assessing for rating purposes.

Disclaimer

None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

Ref

C3567

Prepared

5th June 2017

EPC

Awaiting information

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