

FOR SALE / TO LET

SEAHAM, COUNTY DURHAM SR7 7DN

FOXCOVER 9

MODERN & EXTENSIVE WAREHOUSE / DISTRIBUTION FACILITY

ONLY 1.5 MILES FROM A DEEP BERTH PORT

→ CLICK TO ENTER

**FOXCOVER DISTRIBUTION PARK,
ADMIRALTY WAY, SEAHAM, COUNTY
DURHAM SR7 7DN**



**POINT
MOUSE
HERE TO
ENLARGE
IMAGE**



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- GIA: 12,292 sq m (132,311 sq ft)**
- SITE AREA: 2.99 hectares (7.39 acres) or thereabouts**

IN BRIEF

- Modern and extensive warehouse / distribution facility within secure yard
- Integral three storey office area
- Excellent distribution location near A19 trunk road and Seaham Docks (deep berth port)
- 12m to eaves
- Part racked offering 11,328 Euro Pallet spaces.

FOXCOVER DISTRIBUTION PARK, ADMIRALTY WAY, SEAHAM, COUNTY DURHAM SR7 7DN

MODERN WITH EXTENSIVE PARKING



CLEAN, BRIGHT WAREHOUSE



SECURE SITE WITH CCTV



ATTRACTIVE, SPACIOUS RECEPTION

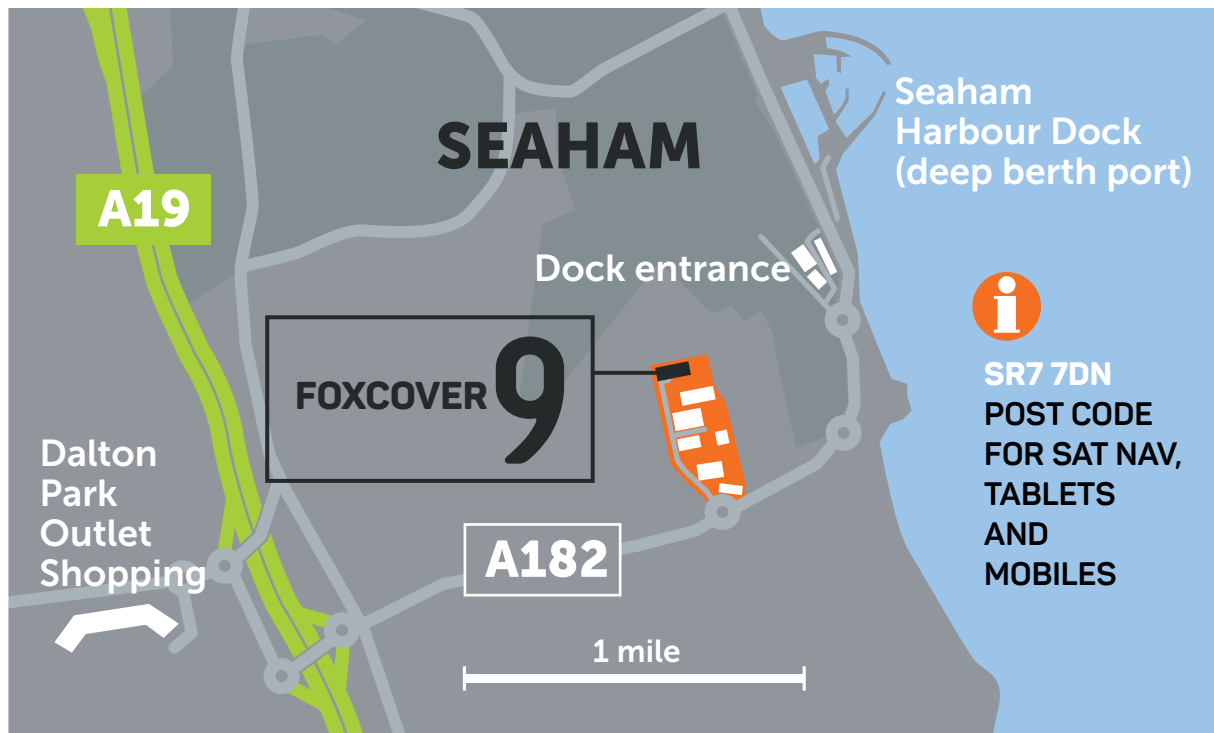
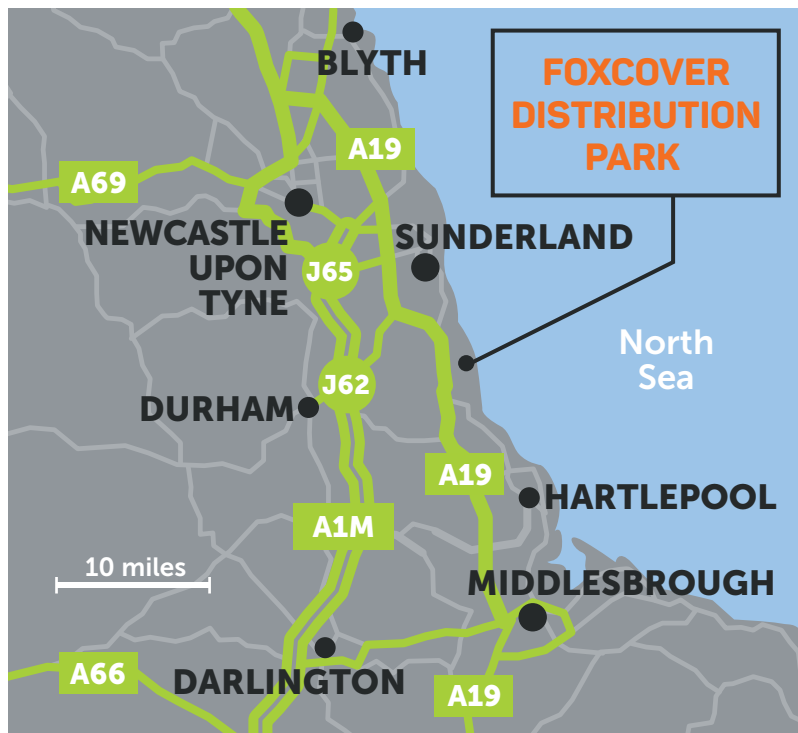


EXCELLENT OFFICE ENVIRONMENT



ONSITE GYMNASIUM





LOCATION

FOXCOVER DISTRIBUTION PARK is a modern industrial estate providing high specification accommodation with a wide selection of national operators.

The estate benefits from excellent road communications, connecting directly to the A19, 1.5 miles to the

west via the A182. The A1(M), the region's other main arterial route, is located approximately 6 miles to the west, running parallel north to south with the A19.

Seaham is an attractive coastal town located in east County Durham approximately 15 miles south east of Newcastle upon Tyne, 10 miles east of Durham and 20 miles north of Middlesbrough.

The East Coast main line provides

services to Durham, Newcastle and Darlington, all of which are a short drive from Seaham. Journey time from Durham to London Kings Cross is around 2 hours and 30 minutes with Edinburgh being approximately 1 hour 40 minutes. The area is served by two airports with Newcastle International Airport approximately 25 miles to the North West and Durham Tees Valley International Airport approximately 25 miles to the south.

 [CLICK HERE TO SEE GOOGLE MAP](#)

DESCRIPTION



THE PROPERTY comprises modern high bay warehouse / distribution facility of steel portal frame construction formed in two adjoining bays with central steel columns. The building is clad with insulated profile sheeting to elevations and roof.

Internally the warehouse provides a 12m clear eaves, six self levelling dock levellers with one single level

access door. The warehouse benefits from a two storey office, high bay LED lighting and power floated floor with max loading of 50KN/m².

The main office accommodation has been fitted out to an excellent standard, providing entrance, reception with passenger lift to first and second floors, and a selection of high quality open plan and cellular

offices, kitchen and WC facilities.

The second floor provides several boardrooms along with gymnasium and meeting rooms.

Externally there is a large concrete yard servicing the warehouse with extensive car parking to the front. The site benefits from perimeter security fencing and soft landscaping to boundaries.

ACCOMMODATION

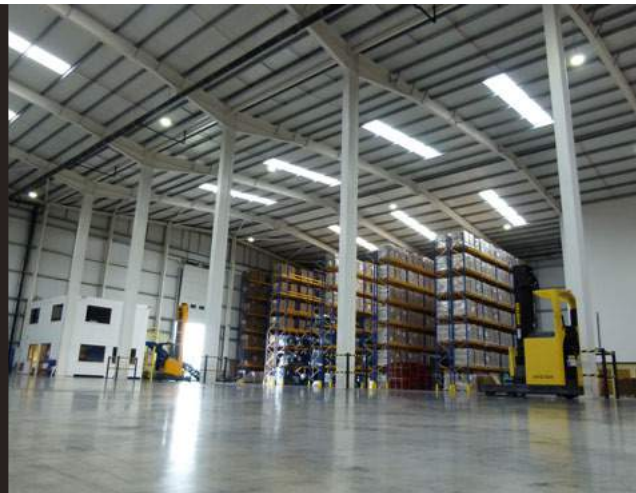


FROM ON SITE
MEASUREMENTS WE HAVE
CALCULATED THE
FOLLOWING GIA:

AREA	SQ M	SQ FT
Warehouse	10,931	117,661
Offices and ancillary accommodation	1,361	14,649
TOTAL GIA:	12,292	132,311
TOTAL SITE AREA:	2.99 ha.	7.39 ac.







SERVICES

We understand that the property benefits from all mains services, with the addition of CCTV and fire / security alarm.

In addition the warehouse has extensive full high bay racking and caged protection area which was installed by Jungheinrich (full details upon request).

RATEABLE VALUE

From the VOA Website we understand the premises are assessed at RV £352,500. All interested parties should satisfy themselves with these figures.

EPCs

Full EPCs upon request.

TENURE

Leasehold / Freehold.

RENT

Our client is seeking £5.00 sq ft for a new full repairing and insuring lease for a term of 10 years.

PRICE

Full details upon request.

VAT

All prices quoted are exclusive of VAT at the prevailing rate.

APPROXIMATE DRIVE TIMES

Seaham Docks 4min **Sunderland** 15min **Port of Tyne** 20min **Newcastle** 25min
Middlesbrough 30min **Carlisle** 1hr 45min **Leeds** 1hr 45min **Sheffield** 2hr 20min
Manchester 2hr 40min **Nottingham** 2hr 50min **Edinburgh** 3hr **Glasgow** 3hr
Liverpool 3hr **Birmingham** 3hr 45min **London (M25)** 4hr 15min



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**DOWNLOAD
RACKING PLAN & EPC**
TABLET USERS: PASTE THIS LINK
INTO BROWSER:

<https://www.dropbox.com/sh/kq4cx36yej19lrc/AABr5-kfHuHN1tbyu4jXfZsua?dl=0>



PRINT BROCHURE



EXIT PDF FULL SCREEN



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VIEWING & FURTHER INFO

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Viewing strictly by appointment with sole agents Frew Pain & Partners.

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