



Preliminary Details Available June 2027 3,068m² (33,030ft²)

**Palmer Road
South West Industrial Estate
Peterlee SR8 2HU**

- Industrial unit with offices
- Ample car parking spaces
- Secure multi occupancy site
- 5.1m minimum eaves height
- Two storey offices

SUBJECT TO CONTRACT

**Contact: Nick Atkinson
Email: nick@htare.co.uk
Direct Tel: 0191 245 3011**

**HTA Real Estate
Floor A,
Milburn House,
Dean Street,
Newcastle upon Tyne
NE1 1LE
T: 0191 245 1234**

Location

Peterlee is situated midway between the Tyneside and Teesside conurbations in East Durham, with access via the A19 dual carriageway.

Palmer Road is on the South West Industrial Estate with nearby occupiers including NSK Bearings, Howdens, and IG Group. The property is located in the Palmer Business Centre, a secure multi occupancy building on Palmer Road.

Description

Workshop/warehouse and offices forming part of a larger building, being of steel portal frame with profile steel sheet cladding to the elevations. The roof has part pitched portal frame and part flat roof with a membrane covering.

The warehouse/workshop unit is accessed via a loading door to the east elevation. The unit has a minimum height of 5.1m.

The main office is over 2 floors with a separate entrance off a car park to the west elevation. WCs and a staff canteen area are provided at first floor.



Office Accommodation

Accommodation (subject to measured survey)

	sq m	sq ft
Workshop/Warehouse and Classrooms	2,580.26	27,774
Ground Floor Offices	337.66	3,634
First Floor Offices	150.73	1,622
Total GIA	3,068.65	33,030

Terms

Available by way of a full repairing and insuring lease for a term to be agreed. Rent on application.

Business Rates

According to the Valuation Office Agency website the property has a Rateable Value of **£115,000**. Interested parties speak to the Local Rating Authority to confirm the rates payable.

Services

We understand that the property is connected to all mains services.

VAT

All figures quoted are exclusive of VAT which may apply.

Energy Performance Certificate (EPC)

1 Palmer Road has an EPC rating of C(70).

Viewing

Via Agents HTA Real Estate

Contact:	Nick Atkinson	Simon Hill
Email:	nick@htare.co.uk	simon@htare.co.uk
Tel:	0191 245 3011	0191 245 3010



