



# Industrial / Warehouse Unit To Let

UNIT C, ENDEAVOUR COURT, SEAHAM GRANGE INDUSTRIAL ESTATE, SEAHAM, CO.  
DURHAM, SR7 0HB

- High Quality, Modern Industrial Unit of Approximately 588.63 sq m (6,336 sq ft)
- Located on One of County Durham's Most Established & Best Performing Industrial Estates
- Excellent Access to A19 & A690
- Dedicated Car Parking & Loading Access
- Attractive Two Storey Offices with Kitchen, WC & Meeting Facilities
- Height to Eaves Approximately 5.6m
- Large Roller Shutter Door
- Available via Sub-Lease
- Rent £36,360 pax



## LOCATION

The premises are located on the established Seaham Grange Industrial Estate which lies to the north west of Seaham town Centre.

The estate has excellent connectivity to the rest of the region via the A1018 which links directly to the A19 which is within 0.5 miles of the subject unit. Sunderland lies approximately 5 miles to the north with Peterlee 5 miles to the south. Surrounding uses are industrial in nature with occupiers including IPS Flow Systems, Mission Foods, PHS, Prima Cheese and SCS.

## DESCRIPTION

The premises comprise an end terrace industrial unit of steel portal frame construction with brick and blockwork walls with profile cladding above. The unit has a pitched profile clad roof incorporating translucent panels.

Externally goods access is provided via an up and over sectional loading door with car parking adjacent. Internally the premises provide warehouse accommodation with a minimum internal eaves height of 5.60m benefitting from lighting and gas fired hot air heating. Two storey office accommodation is located at the front of the premises which has suspended ceilings and carpeting and provides reception, office and staff amenity facilities

## ACCOMMODATION

Ground Floor Offices – 100.17 sq m (1,078 sq ft)  
WC Facilities

Mess / Staff Room - 11.86 sq m (128 sq ft)

First Floor Offices - 75.21 sq m (810 sq ft)

Warehouse – 401.39 sq m (4,320 sq ft)

Total - 588.63 sq m (6,336 sq ft)

## TERMS

The property is available by way of an sub-lease of our clients lease. Full details are available on request.

The passing rent is £36,360 pax.

## ENERGY PERFORMANCE

The property has an EPC rating of 69 within Band C.

## VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Graham S Hall upon this basis and where silent, offers will be deemed net of VAT.

## RATING ASSESSMENT

We understand that the premises have a rateable value of £26,750 effective from 01<sup>st</sup> April 2017 however, it is recommended that any interested party confirm the accuracy of this information and the rates payable with the Local Authority. As a new occupier, rights of appeal may exist against the assessment.

## LEGAL COSTS

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

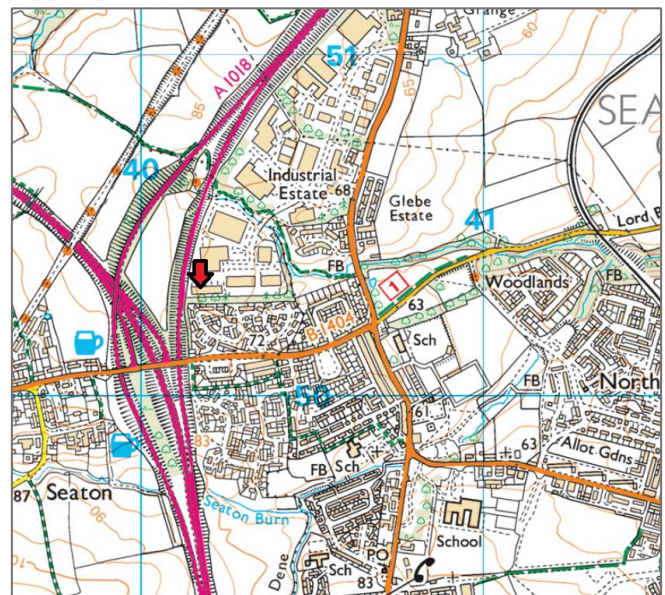
## ANTI-MONEY LAUNDERING REGULATIONS

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

## VIEWING

For general enquiries and viewing arrangements please contact Sole Agents Graham S Hall Chartered Surveyors on 0191 731 8660 or email [info@grahamshall.com](mailto:info@grahamshall.com).

## LOCATION MAP



## AGENTS NOTE

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk) or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.

## IMPORTANT NOTICE

Graham S Hall Chartered Surveyors for themselves and for the vendors and lessors of the property give notice that:

- 1) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Graham S Hall Chartered Surveyors or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) No person, either principal or employee, at Graham S Hall Chartered Surveyors has any authority to make or give any representation or warranty in relation to this property.
- 4) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for purpose or in working order.