



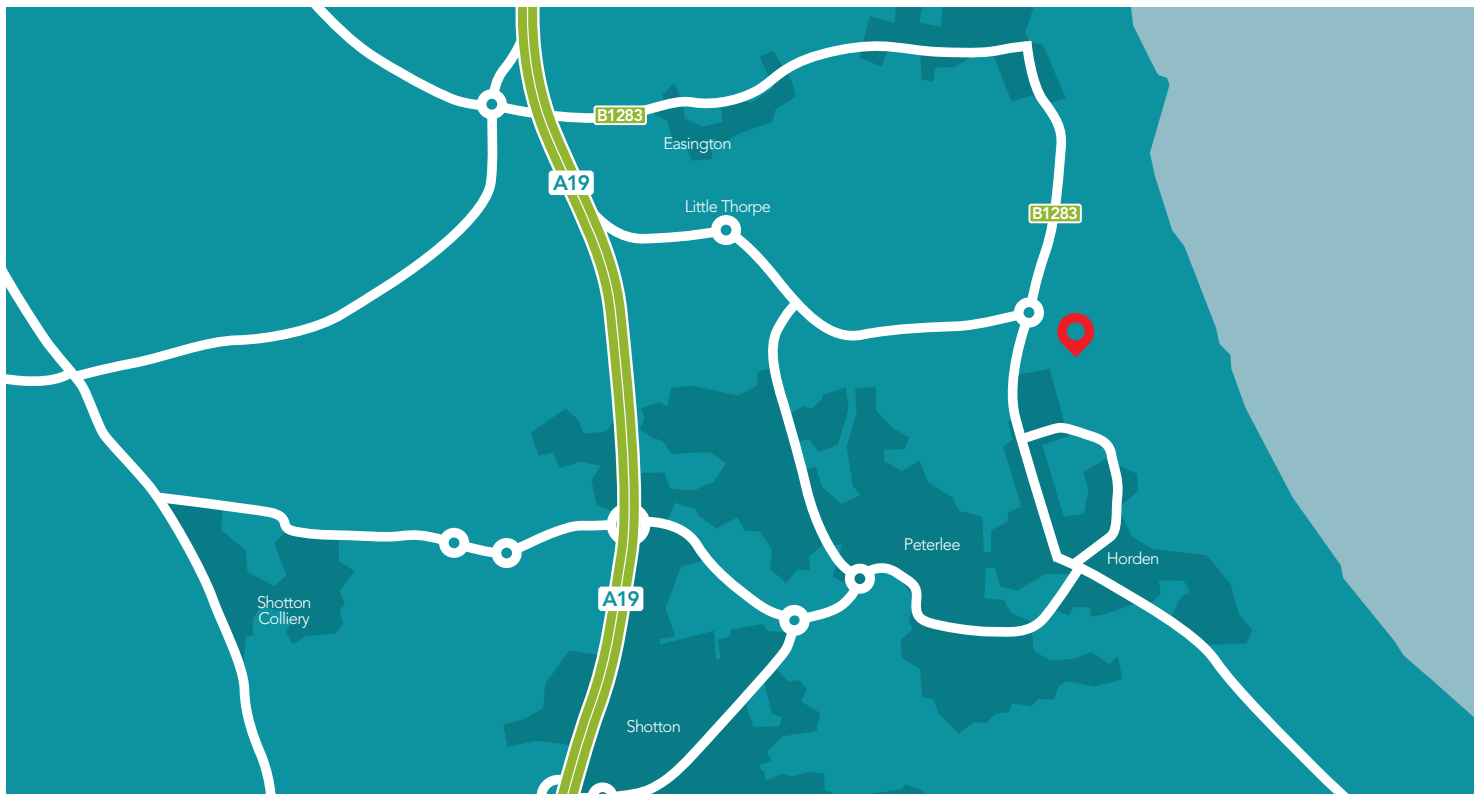
## FOR SALE / TO LET

### Seaview Workshops

Horden, County Durham SR8 4TE

Units available from 139m<sup>2</sup> (1,500 sq ft)

- > 10 units providing workshop, light industrial and storage facilities
- > Close to the A19 which provides excellent access to the region
- > It is prominently positioned fronting Kilburn Drive



## SITUATION AND DESCRIPTION

Seaview Workshops, Horden is situated to the North East of Peterlee town centre and approximately 1 mile from the A19 which provides excellent access to the region

The estate consists of 10 units providing workshop, light industrial and storage facilities although may be suitable for alternative uses subject to receipt of the requisite consents. It is prominently positioned fronting Kilburn Drive which links it with the centres of Horden and Peterlee which provide a range of local supporting amenities.

The premises are of steel framed construction with block infill walls with profile metal sheeting above and to the roof. Each unit has a roller access door plus staff facilities. Externally there is a communal circulation and parking area.

## TERMS

The units are available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

Alternatively premises are available to purchase. Further information is available upon request.

## ACCOMMODATION

Units are available from 139m<sup>2</sup> (1,500 sq ft).

## BUSINESS RATES

We recommend that interested parties refer to the VOA website or speak with the local Business rates department to establish the precise rates payable.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## EPC

Energy Performance Certificates are available upon request.

## VAT

All figures are quoted exclusive of but will be liable to VAT.



## VIEWING

By appointment with the Sole Agents:

**David Jackson** M: 07597 974 607 E: david@jackson-partners.co.uk

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