

1 Palmer Road

South West Industrial Estate, Peterlee, SR8 2HU

OFFICE UNIT

1,127SQ M (8,071 SQ FT)



OFFICE TO LET

Bradley Hall

DESCRIPTION

The subject property comprises offices with reception area on entrance and access to 2no. large, open-plan offices access via a central corridor. There are several suites off the corridor, with manager's offices, meeting rooms and board room facilities. The property benefits from raised floors, suspended ceilings, gas central heating, air conditioning and comms cupboard. The property is ready for immediate occupation. Externally there are approximately 46 car parking spaces.

KEY SPECIFICATION

- Grade B office accommodation with large office space and abundance of meeting rooms/manager's offices
- Located in close proximity to transport links
- Raised Floors and suspended ceiling
- Air conditioning
- Comms and reception rooms
- EPC C

USE

Use Class E: Commercial, Business and Service category

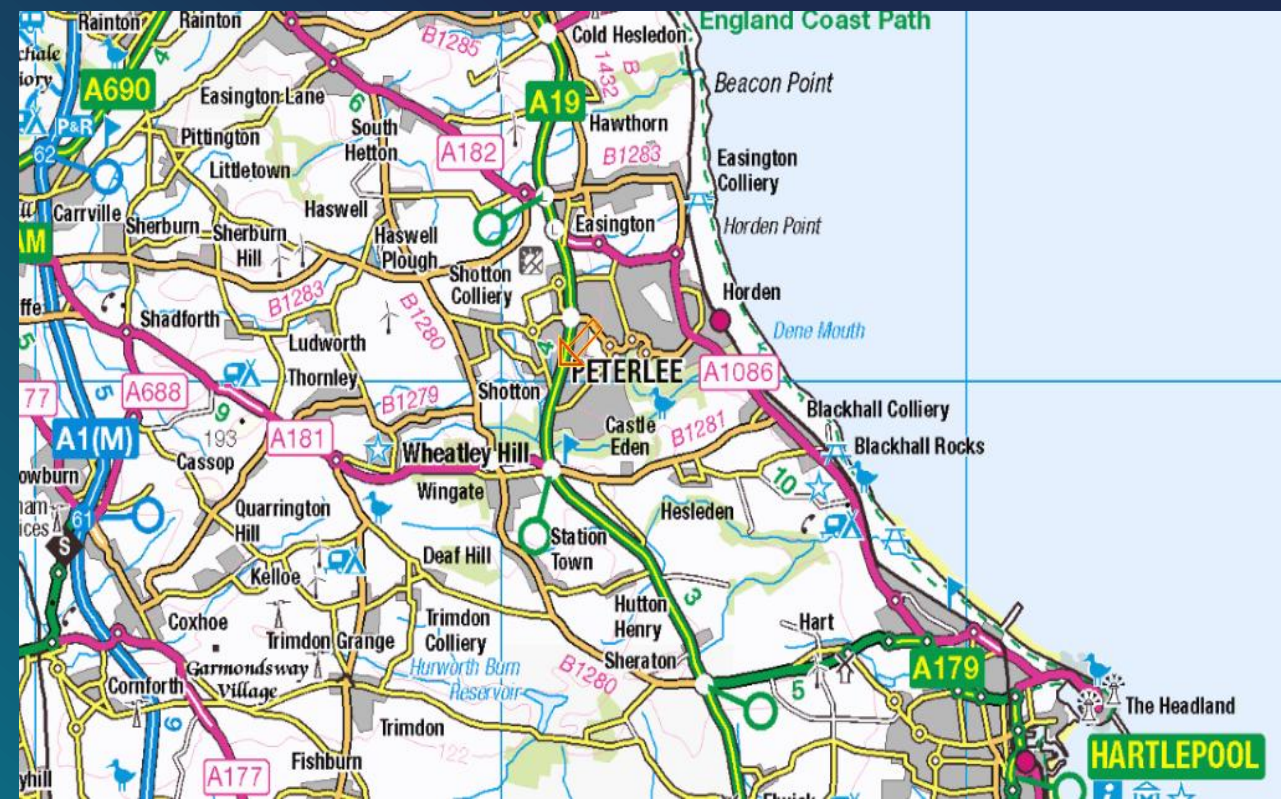
ACCOMMODATION

DESCRIPTION	SIZE (SQ M)	SIZE (SQ FT)
Office	1,127.63	12,139

LOCATION

1 Palmer Road is located within the Southwest Industrial Estate in Peterlee, County Durham. The town is governed by Peterlee Town Council and falls under the jurisdiction of Durham County Council. Nearby settlements include Easington, Horden, and Shotton, making Peterlee well-connected to surrounding communities.

The site at 1 Palmer Peterlee is well-situated in the Northeast, with key distances including 13 miles to Sunderland, 10 miles to Hartlepool, 12 miles to Durham, and 25 miles to Newcastle upon Tyne.





IMPORTANT INFO

The property is available by way of a new lease or by way of assignment of the existing lease, at a rent of £60,000 per annum, subject to terms.

VAT

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

RATING

The rateables value of the premises will need to be re-assessed as we understand it currently forms part of a larger property at 1 Palmer Road, Peterlee.

VIEWING

Please contact this office for a convenient appointment to view or for further information regarding the premises.

CONTACT

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Bradley Hall



IMPORTANT NOTICE

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that **1)** the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. **2)** all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but 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 in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor **4)** no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. Registered in England No. 07236458 **5)** All details are provided Subject to Contract

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