



To Let

Offices

High Specification Office Accommodation

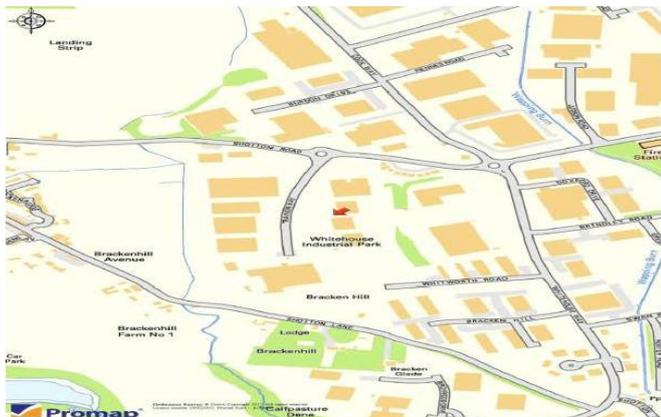
Unit 2b Whitehouse Office Park, Peterlee, County Durham, SR8 2RT



- 2,727 Sq M (29,345 Sq Ft)
- New high specification offices
- Established business park location
- 178 on-site parking spaces

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Location



The subject property is located on Whitehouse Business Park, to the west of Peterlee. It is situated on the north side of Traynor Way, within a business park that consists of 4 office buildings and 5 industrial units.

Peterlee is approximately 9 miles east of Durham, 10 miles south of Sunderland and 20 miles south east of Newcastle upon Tyne. It is directly accessible from the A19, the primary road serving the town, which connects it to the larger centres to the north and south.

The subject property benefits from a number of bus stops within the locality which provides links to Peterlee interchange and connections to surrounding centres.

Description

Whitehouse Office Park, constructed in 2006, comprises 6 high quality Grade A office buildings which have been designed to provide highly efficient comfort cool floor space suitable for corporate occupation, back office functions for call centre usage.

The demise benefits from the following specification:-

- Open plan floorplates with meeting rooms
- Passenger lift servicing both floors
- Fully accessible raised floors
- Comfort cooling and heating throughout
- Suspended ceilings with recessed Category 7 lighting
- Male and female WCs on both floors
- Professional catering kitchen and canteen area
- 178 on-site parking spaces

Accommodation

The Net Internal Area:

Floor Area	Sq M	Sq Ft
Ground Floor	1,365	14,690
First Floor	1,362	14,655
Total	2,727	29,345

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

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

Business Rates

The rateable value per suite available on request.

Terms

The subject accommodation is available by way of a new effective Full Repairing and Insuring lease for a term to be negotiated, at an asking rent of £5.00 per sq ft per annum.

Energy Performance Certificate (EPC)

Band D-99

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Michael Downey
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29th June 2017

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