

**PARKER KNIGHTS**

REAL ESTATE



ENDEAVOUR BUSINESS VILLAGE, GRESLEY ROAD, PETERLEE,  
SR8 2LU



## ABOUT

### DESCRIPTION

Each unit provides self contained hybrid office/workshop accommodation. The ground floor is accessed by a roller shutter door to the front of each unit which leads into workshop space. The first floor is accessed via a private entrance to the front of the unit and provides an open plan office.

- 24 hour access
- Private kitchen
- Allocated car parking
- 3 phase electric
- Roller shutter door
- Communal facilities
- Energy efficient

## DETAILS

### ACCOMMODATION

Floor	SQ FT
Ground	720
First	720
Total	1,440

### ASKING RENT

£13,200 per annum

### BUSINESS RATES

The property is currently awaiting its business rates assesment. Further enquiries should be made to the local council as small business rates relief may apply

### UTILITIES

The Tenant will be responsible for water and electricity charges.

The Landlord has installed solar panels to the roofs of the buildings to assist in reducing energy bills.

## TERMS

### CAR PARKING

3 spaces

### TENURE

New lease available

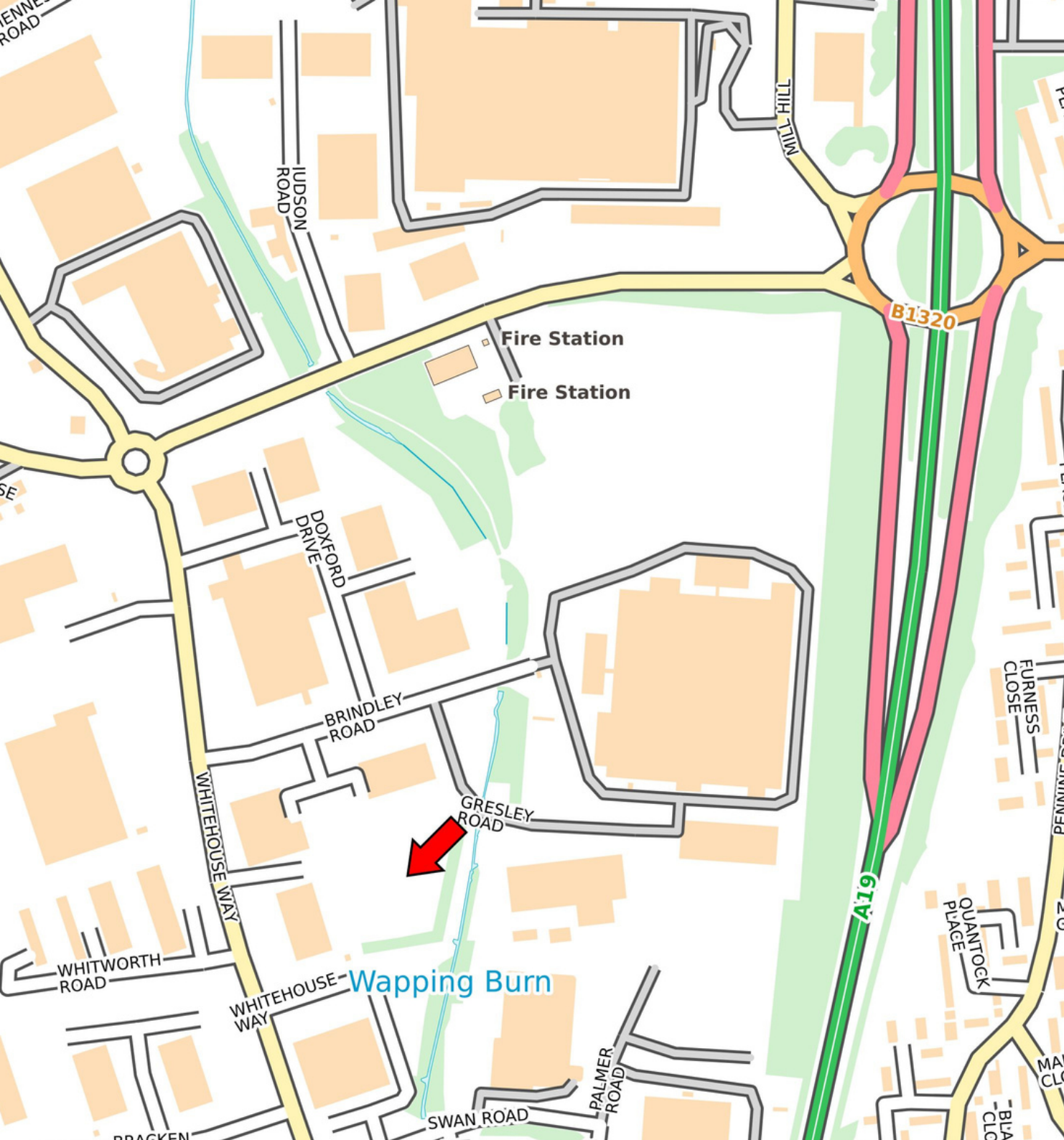
### LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction

### VAT

The rent is exclusive of VAT where chargeable





## LOCATION

The Peterlee Business Village is a brand new business park located in the heart of South West Industrial Estate.

The park is located close to the A19, providing regional road links to the development making it ideal logistic and distribution access.

Peterlee is prominent location for businesses in the North East. With occupiers including Caterpillar, Bristol Labs and NSK Bearings.

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# CONTACT

## AGENT DETAILS

**John Routledge**  
Parker Knights

**DD: 0191 649 8924**

**M: 07554 769 023**

**E: [jroutledge@parkerknights.co.uk](mailto:jroutledge@parkerknights.co.uk)**

**W: [www.parkerknights.co.uk](http://www.parkerknights.co.uk)**



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