



Industrial / Warehousing

## Seaham

Unit 3, Cold Hesledon Industrial Estate,  
Seaham

**Up to 2,429 sq m (26,148 sq ft)  
on a 0.45 hectare (1.1 acre) site**

**FOR SALE / TO LET**

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- Eaves height of 5.4 metres (18 ft)
- Available in part or as a whole
- Flexible lease terms available



## Location

The unit is located on the established Cold Hesledon Industrial Estate on the periphery of Seaham town centre and 6 miles to the south of Sunderland city centre. Road communications are excellent with the B1285 and B1452 providing direct links to the A19.

## Description

The property comprises a detached modern double bay industrial unit of steel portal frame construction. The unit is fitted out to a good standard with sodium lighting, painted/screeded floors and an effective eaves height of 5.4m (18 ft)

## Accommodation

The building can be subdivided to provide units specifically tailored to meet individual occupier requirements. Alternatively, the entire 2,429 sq m (26,148 sq ft) unit can be made available as a whole.

## Services

The units are available to purchase on a freehold basis or alternatively to let on terms to be agreed.

## Tenure

The unit/units can be made available to purchase on a freehold basis or alternatively to let on terms to be agreed. Prices/rentals available upon request.

## Business Rates

Depending on the required subdivision individual units will require reassessment. At the present time the rateable value for the whole unit is currently £48,750.

## Legal Costs

Each party to bear their own legal costs.

## VAT

VAT is payable.



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