

- Excellent location less than 2 miles from the A19
- Office accommodation and staff amenities
- Dock and ground level loading
- Large power supply
- Clear internal height: 10 m

UNIT 4

ADMIRALTY WAY

FOXCOVER BUSINESS PARK, SEAHAM, SR7 7DN

For Sale/To Let

Modern High Bay
Factory/Warehouse

3,557 sq m (38,293 sq ft)

M7 Real Estate
AN M7 INVESTMENT GROUP COMPANY

SITUATION

Foxcover Distribution Park is situated to the south of Seaham, 1.5 miles to the east of the A19 which is accessed via the A182.

The business park is approximately 12 miles east of Durham, 20 miles south east of Newcastle upon Tyne and 25 miles north of Middlesbrough and is thus very well situated to serve the region as a whole.

Foxcover Distribution Park boasts a number of well known logistics and industrial occupiers of scale including:



UNIT 4 ADMIRALTY WAY

FOXCOVER BUSINESS PARK, SEAHAM, SR7 7DN

Boundary for identification purposes only.



UNIT 4

SEAHAM

SEAHAM HARBOUR & MARINA

UNIT 4
ADMIRALTY WAY

DESCRIPTION

Unit 4 is a modern detached steel portal frame unit built in 2007 which benefits from the following specification and features:

OFFICE ACCOMMODATION

- High quality ground floor office accommodation
- Aluminium framed double glazing
- Staff amenities including WCs
- Suspended ceilings with inset lighting
- Raised access floor
- Dedicated staff car park

PRODUCTION/WAREHOUSE

- Insulated steel sheet cladding and roof
- Open plan warehousing/manufacturing space
- Clear Internal Height: 10 m
- Floor loading capacity: 50 KN/m²
- 2 no. dock level loading doors
- 1 no. ground level door
- High bay LED lighting throughout
- Service yard to front



**UNIT 4 ADMIRALTY WAY
FOXCOPER BUSINESS PARK,
SEAHAM, SR7 7DN**

ACCOMMODATION

Subject to measurement following completion of refurbishment, the unit has the following Gross Internal Floor Areas:

	M ²	Sq Ft
Warehouse	3,352	36,085
Offices	205	2,208
Total (GIA)	3,557	38,293

RATING

According to the Valuation Office Agency website the property has Rateable Value of £127,000 effective 31st March 2025. Adopting the current Standard Multiplier of 51.2 pence, the estimated business rates payable is £65,000.

ENERGY PERFORMANCE

The property has an Energy Performance Asset Rating of C54.

TERMS

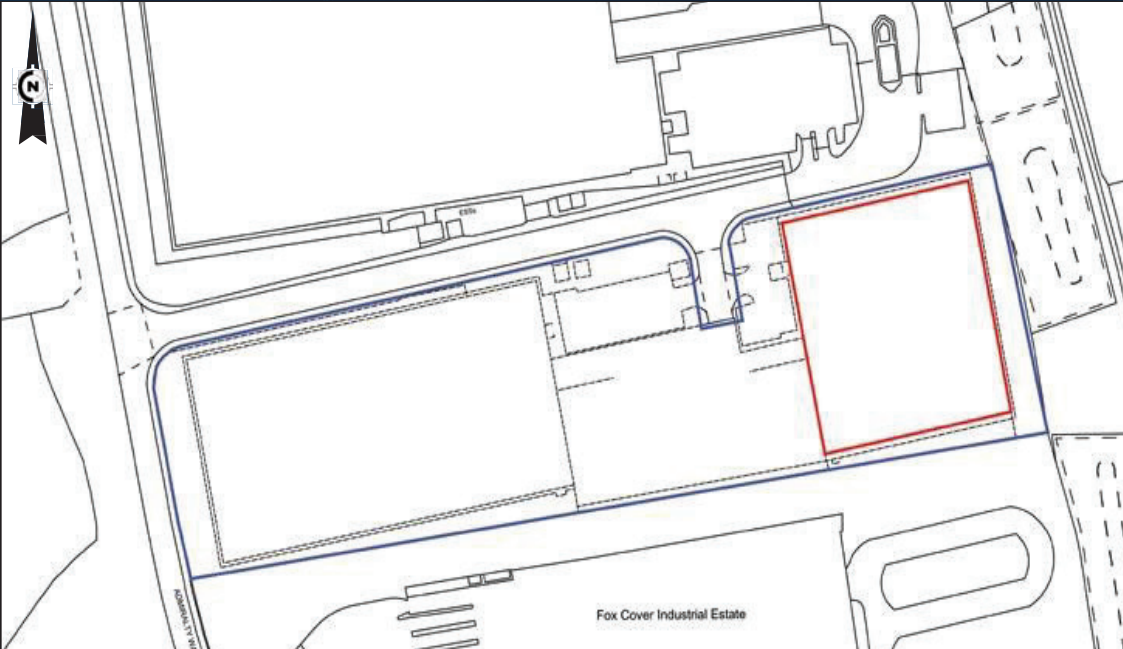
The unit is offered to let by way of a new full repairing and insuring lease for a term of years to be agreed.

VAT

All prices and rents will be subject to VAT at the standard rate.

UNIT 4 ADMIRALTY WAY

FOXCOVER BUSINESS PARK, SEAHAM, SR7 7DN



VIEWING

For further details or an appointment to view the premises, please contact the joint agents:



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Subject to Contract