

For Sale

Unit 3 Doxford Drive
South West Industrial Estate
Peterlee
SR8 2RL

Modern Warehouse / Manufacturing Facility
1,949.9 m² (20,989 sq ft)

- Established industrial estate adjacent to A19
- Modern detached open plan unit
- 5m clear internal height
- Reception, office & WCs
- Secure rear yard with expansion land

Price: £875,000

Your partners in property



Location

The property is located on Doxford Drive on South West Industrial Estate in Peterlee. The estate is bounded to the east by the A19, one of the region's key arterial routes providing access to Sunderland approximately 12 miles to the north and Middlesbrough circa 20 miles to the south.



Within ½ mile of the A19



Regular bus services to the estate



20 miles to Teesside International Airport

Situation

South West Industrial Estate is a well-established business location boasting a range of manufacturing and logistics occupiers including Caterpillar, ZF Automotive, Eden Farm, and Bristol Laboratories.

The estate also benefits from local amenities, including Greggs and Siesta Coffee.

Buses regularly service the estate and associated amenities, and provide seamless access to the surrounding areas, including Shotton Colliery, Peterlee and Horden.

Specification

Unit 3 Doxford Drive is a detached and secure warehousing and manufacturing facility. The property comprises the following specification:

Warehouse

- Steel Frame Construction
- Insulated Steel Sheet Cladding & Roof
- 5m Clear Internal Height
- Substantial Power Supply (350 kVA)
- LED Lighting
- 2 Floor Mounted Gas Blower Heaters
- Mezzanine Storage & Training Rooms
- 1 Electric Roller Shutter Door (W:5.85m x H:5m)
- Large Secure Rear Service Yard
- Internal & External CCTV
- Operational Sprinkler System

Office Accommodation

- Modular Office Accommodation
- Accessible WC Facilities
- Kitchen & Medical Room
- Dedicated Car Park

Floor Areas

The property has been measured in accordance with the RICS Code of measuring Practice (6th Ed.) on a Gross Internal Area (GIA) basis and the recorded floor areas are presented as follows:

Area	M ²	Sq Ft
Warehouse	1,517.5	16,335
GF Office / Staff Amenities	216.2	2,327
FF Office / Staff Amenities	216.2	2,327
Total	1,949.9	20,989





Energy Performance

The property requires EPC reassessment. This has been commissioned and is pending.

Business Rates

According to the Valuation Office Agency website the property has a Rateable Value of £73,000 (effective 1 April 2026). For further information including how much you might expect to pay in Business Rates, please visit www.voa.gov.uk.

Terms

Our client is seeking offers above £875,000.

VAT & Stamp Duty Land Tax (SDLT)

VAT & SDLT will be payable on the property at the prevailing rates.

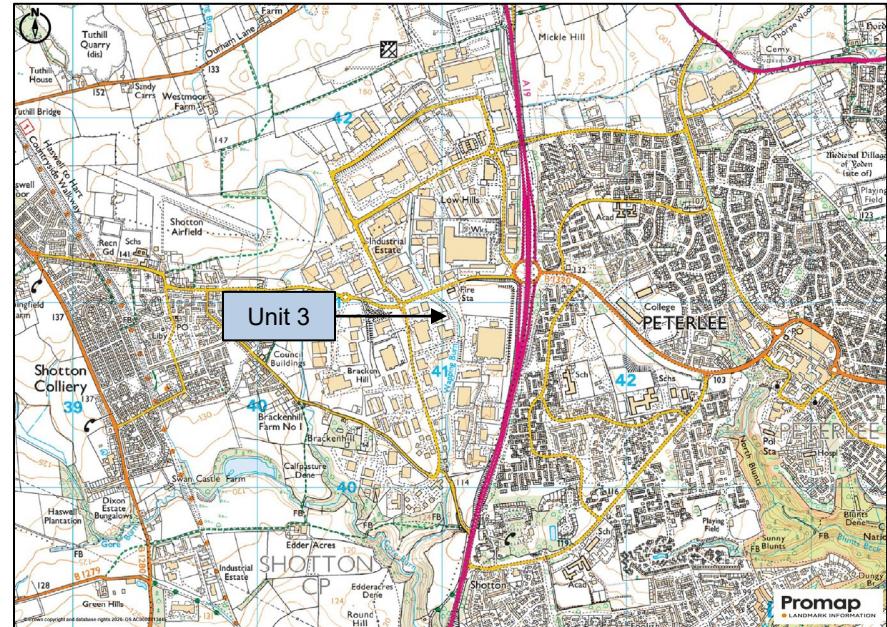
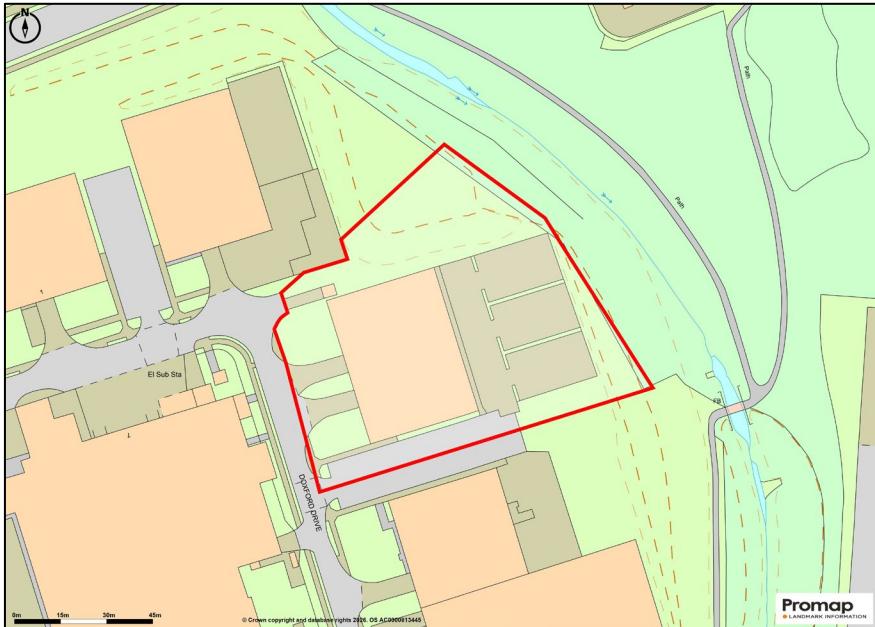
Anti-money Laundering Compliance

The purchaser or lessee will be required to provide company and/or identity information to satisfy the requirements of The Money Laundering and Terrorist Financing (Amendment) Regulations 2022. For further information please visit www.legislation.gov.uk.





Location



Contact

For further information, or to arrange a viewing, please contact Knight Frank or Geo Hallam & Sons.

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4. VAT: The VAT position relating to the property may change without notice.
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Particulars dated January 2026. Photos dated July 2026.

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