



**TO LET**

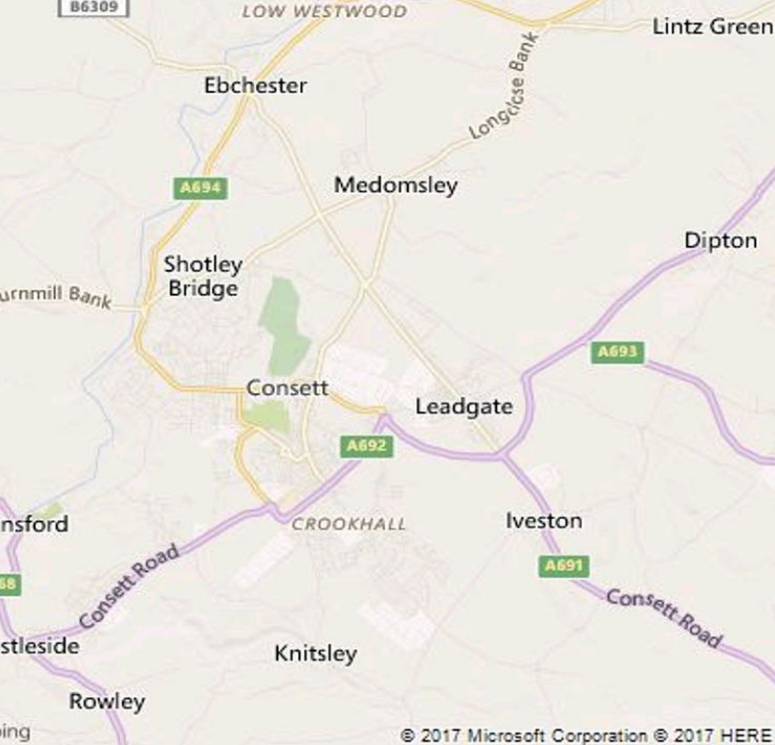
## UNIT 9A

**NUMBER ONE INDUSTRIAL ESTATE,  
CONSETT, CO. DURHAM DH8 6ST**



- Established location near town centre
- Bus routes nearby
- Parking immediately adjacent to unit
- Loading door 4.0m(w) by 4.6m(h)
- Refurbished modern office

**WORKSHOP / INDUSTRIAL UNIT**  
**3,054 sqft (284 sqm)**



## TRAVEL DISTANCE

	Miles	Mins	Transport
A1 Durham	15.0	25	Car
A1 Team Valley	12.0	24	Car
A1 Chester-le-Street	13.0	24	Car
Durham City Centre	12.7	21	Car
Newcastle City Centre	14.3	31	Car

Source: theAA.com

# UNIT 9A

## NUMBER ONE INDUSTRIAL ESTATE, CONSETT, CO. DURHAM



### LOCATION

The estate can be accessed via the A691 or A692 trunk roads and is approximately 1/2 mile from Consett town centre. The premises are situated centrally within the estate, off Werdohl Way.

### DESCRIPTION

An end-terraced unit of steel framed construction with brick/blockwork walls with insulated metal cladding above. The roof is insulated metal clad. Steel personnel door and fire exit are installed. Internally the premises comprise open plan workshop / warehouse space with a 332sqft (31sqm) modern open plan office and WC facilities. 3 Phase electricity supply, mains gas and mains water/drainage are provided. Production Area lighting and heating is installed. Externally there are a number of parking spaces immediately adjacent the unit.

### SPECIFICATION

- Steel portal framed. 4.7m clear internal height, 5.7m to ridge
- Brick & blockwork walls c.2m with insulated cladding above
- Profile metal clad dual pitched roof incorporating translucent rooflight panels
- Ceiling mounted mains gas heater to production area. Production area lights
- 3 Phase electricity supply
- Loading door 4.0m (w) by 4.6m (h)

### TERMS

- A variety of leasing options are available
- Rent payable monthly in advance
- Rent quoted includes the cost of external maintenance charges and building insurance
- Tenant responsible for internal maintenance plus repairs to doors and windows
- Rent will increase by a fixed 3% per annum
- Tenant responsible for payment of VAT, rates and utility charges

### EPC

The property Energy Performance rating is awaited. The Certificate and Report can be made available upon request.

### VIEWING / FURTHER INFO

Please contact the agents to arrange a viewing or for further information.



**Whittle Jones - 9 Kingfisher Way, Silverlink Business Park, Wallsend, Tyne & Wear NE28 9NX**

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