

# UNIT 6D NUMBER ONE INDUSTRIAL ESTATE

INDUSTRIAL

Consett, County Durham, DH8 6SS



## TO LET

WAREHOUSE / INDUSTRIAL UNIT

**6,172 sq ft**

**573 sq m**

- Established location near town centre
- Bus routes nearby
- Security fenced forecourt
- Lighting and heating to production area
- 3 phase electricity & mains gas
- Loading door 4.0m (w) by 4.6m (h)



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**Supporting SME Expansion & Relocation**



## 🌐 LOCATION

The estate can be accessed via the A691 or A692 and is approximately 3/4 mile from Consett town centre. The estate is 10 miles from Durham City and 9 miles from the A1/A692 junction at Team Valley.

## 🌐 DESCRIPTION

Modern mid-terraced unit of steel framed construction with brick/blockwork and profiled metal cladding elevations. The insulated pitched roof is of profiled metal sheeting with translucent panels providing natural light. The internal clear height is circa 4.6m. Single insulated loading door 4.0m width by 4.6m height. Ground Floor: Production Area 573 sqm (6,172 sq ft) including WC's. Parking is available to the front of the unit and within a shared enclosed car-park nearby.

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## 🌐 TENANCY TERMS

- New tenants full repairing lease. Term length negotiable
- Rent reviews every 3/5 years subject to lease length
- Landlord insures the building and recovers the premium from the tenant
- Tenant responsible for all repairs and decoration
- Rent and estate service charge payable quarterly in advance

## 🌐 RENT

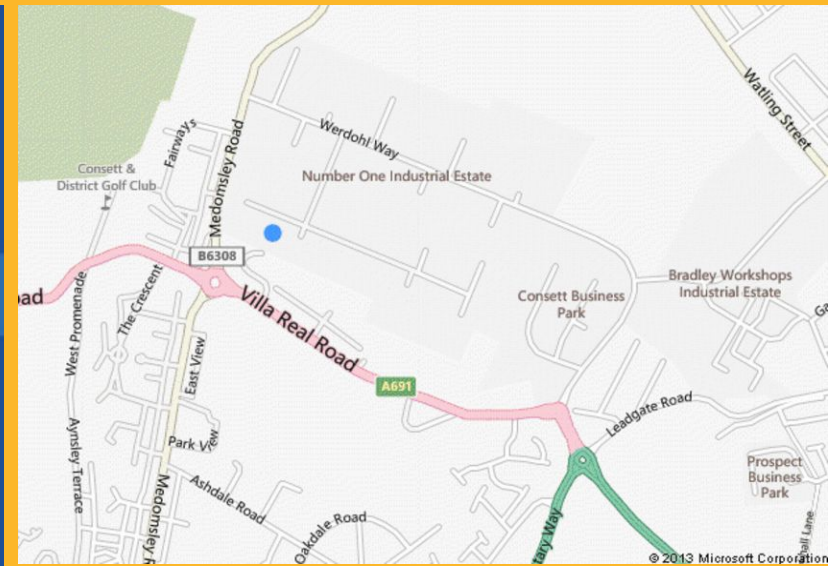
Rent on application.

## 🌐 FINANCIAL ASSISTANCE & RATES

Enquiries in the first instance should be directed to the local council who should be able to advise on the availability of any grant funding and also confirm the Rateable Value and the actual rates payable for the property. The Valuation Office website previously listed the Rateable Value (2010 List) as £21,750

## 🌐 EPC

The property has an Energy Performance Rating Band, to be confirmed



## 🌐 VIEWING / FURTHER INFORMATION

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



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