



**TO LET**

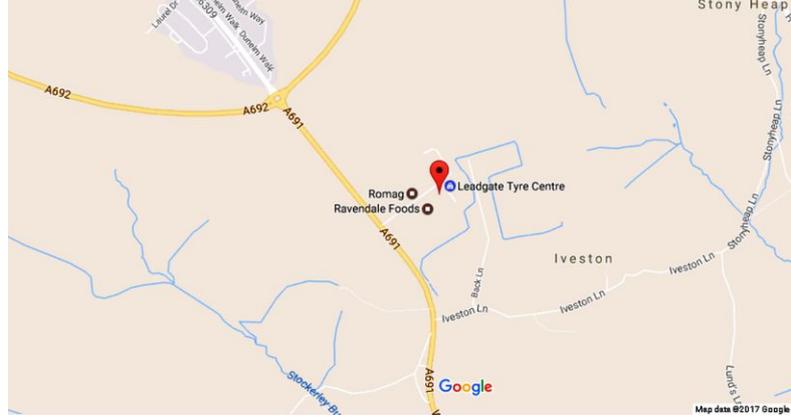
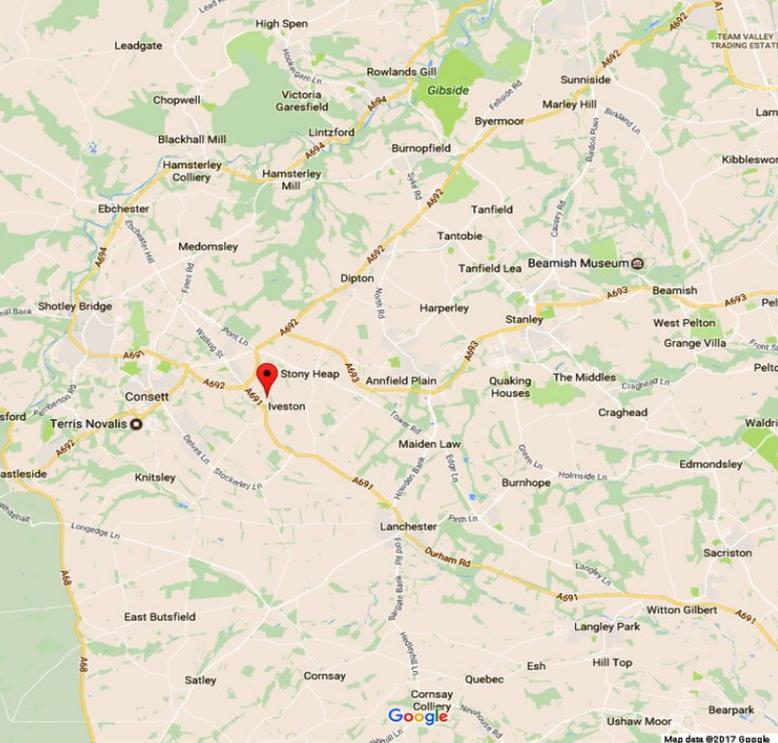
## **BLOCK 9 LEADGATE INDUSTRIAL ESTATE**

**LEADGATE, CONSETT, CO. DURHAM DH8 7RN**



- Popular estate off A691
- Timber fenced compounds
- Parking adjacent to units
- 3 Phase electricity
- Insulated loading doors and separate personnel access

**INDUSTRIAL UNITS**  
**2,772 sqft (257 sqm)**



## TRAVEL DISTANCE

	Miles	Mins	Transport
Consett Town Centre	2.3	6	Car
Durham City Centre	11.1	19	Car
Newcastle City Centre	13.4	31	Car
A1(M) Durham	14.1	24	Car
A1(M) Team Valley	10.6	24	Car

Source: theAA.com

# BLOCK 9 LEADGATE INDUSTRIAL ESTATE CONSETT, CO. DURHAM



## LOCATION

The estate is situated in an easily accessible rural location directly off the A691 Consett to Durham road near the village of Iveston, approximately two miles east of Consett town centre.

## DESCRIPTION

Block 9 comprises a single terrace of 4 units of brickwork construction to the elevations with upper levels overlaid with profile steel cladding. There is high level glazing to the rear of the units with a large window at the front. The roof is an insulated metal deck roof with bituminous felt top covering.

## SPECIFICATION

- Brickwork walls with cladding above, walls incorporating high level glazing to the rear elevation and a large front window.
- Insulated metal deck roof with bituminous felt top covering.
- Insulated loading doors 3.6m (w) by 3.0m (h)
- 3 Phase electricity supply.
- Male & female WCs and hand washing facilities.
- Offices within Units 9B and 9C.
- Timber fenced rear compounds.

## 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
- Principal rent will increase by a fixed 3% per annum
- Rent deposit required
- Tenant responsible for payment of VAT, rates and utility charges

## EPC

The properties have Energy Performance ratings from Band D(98) to Band E(107). The Certificates and Reports 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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