

 DH8 6SZ

INDUSTRIAL

Unit 35A Number One Industrial Estate, CONSETT, Co. Durham


NORTHERN TRUST
INVESTMENT | DEVELOPMENT | REGENERATION

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INDUSTRIAL



- SEMI-DETACHED MODERN STEEL PORTAL FRAMED UNIT
- GROUND AND FIRST FLOOR OFFICES TO FRONT OF UNIT
- GAS FIRED WARM AIR HEATING TO PRODUCTION AREA
- LOW BAY METAL HALIDE LIGHTING TO PRODUCTION AREA
- 3 PHASE ELECTRICITY, MAINS GAS, MAINS WATER
- LOADING DOOR 3.6m WIDE BY 4.6m HIGH



 INDUSTRIAL

TO LET

SIZES FROM

5609 sq ft

521 sq m

Over 200 locations throughout the Midlands and the North

**WHITTLE
JONES**
CHARTERED SURVEYORS
0191 221 1999
www.whittlejones.com

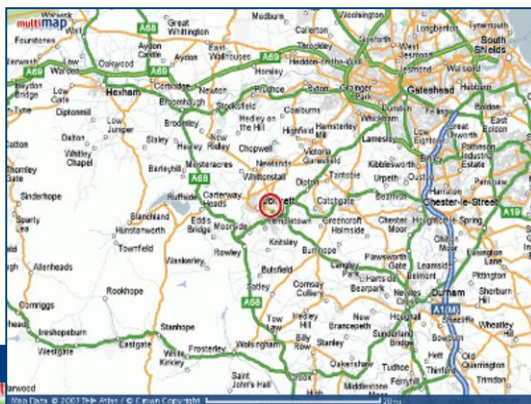
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Location

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 is 9 miles from the A1/A692 junction at Team Valley.



Description

Modern semi-detached 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. Ground Floor: Production Area 404 sqm (4343 sqft), Offices/Reception/WC's 74 sqm (796 sqft); First Floor: Office 44 sqm (470 sqft) plus small mezzanine area.

Lease Terms

- New Tenant's 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
- OR Flexible leasing options available, subject to status. Details upon request

Rent

Rent and service charge details on application

Rates

We are advised that the Rateable Value (2010 Rating List) has been assessed at £20500. For confirmation of the actual rates payable please contact Durham County Council

Financial Assistance

Enquiries in the first instance should be directed to Durham County Council's Economic Development Department who should be able to advise of the availability of any grant funding.

Viewing

Please contact Whittle Jones North East to arrange an appointment

Energy Performance Certificate

Energy Performance Certificate available from Landlord

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