

 DH8 6TW

# INDUSTRIAL

Block 41, Number One Industrial Estate, CONSETT, County Durham

  
NORTHERN TRUST  
INVESTMENT | DEVELOPMENT | REGENERATION

[www.northerntrust.co.uk](http://www.northerntrust.co.uk)

# INDUSTRIAL



- 3 PHASE ELECTRICITY SUPPLY
- MAINS GAS & MAINS WATER
- WC FACILITIES
- GAS FIRED WARM AIR HEATING TO PRODUCTION AREA
- OFFICES TO FRONT OF UNIT
- SECTIONAL UP AND OVER LOADING DOOR 4.0m WIDE BY 3.6m HIGH
- ADJOINING UNIT CAN BE COMBINED (SUBJECT TO AVAILABILITY)

 INDUSTRIAL

**TO LET**

SIZES FROM

**5005 sq ft**

465 sq m

Over 200 locations throughout the Midlands and the North

**WHITTLE  
JONES**  
CHARTERED SURVEYORS  
**0191 221 1999**  
[www.whittlejones.com](http://www.whittlejones.com)

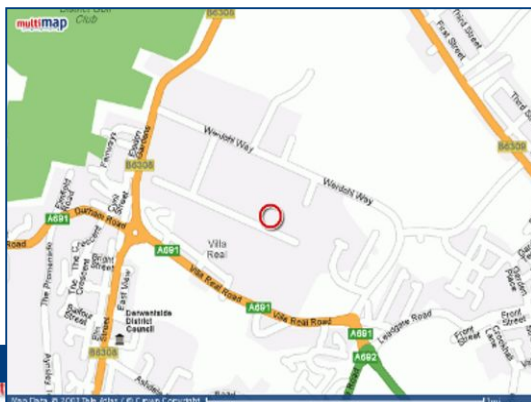
# INDUSTRIAL

## Block 41, Number One Industrial Estate, CONSETT, County Durham

### 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 style 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.

### Lease Terms

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

### Rent/Service Charge

Rent and service charge details on application.

### Rates

For confirmation of the Rateable Value and the actual rates payable for a property please contact the local council. 'Small Businesses' should enquire as to whether Small Business Rates Relief is available.

### Financial Assistance

Enquiries in the first instance should be directed to the local 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 Certificates

Energy Performance Certificates available from Landlord.

## INDUSTRIAL

MISREPRESENTATION ACT: Whittle Jones on behalf of proposing vendors or lessors and on their own behalf give notice that: (i) these particulars are set out as general information only for the assistance of intending purchasers or lessees. They do not constitute nor constitute part of an offer and will not be incorporated in any contract term; (ii) all descriptions, dimension, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without any liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessee shall not rely on such information which is given on condition that any intending purchasers or lessors shall satisfy themselves by their own inspections or other enquiries about the property in all respects; (iii) no partner and no person employed by Whittle Jones has any authority to make any representation or give any warranty whatsoever in relation to this property whether on behalf of proposing vendors or lessors of Whittle Jones. Designed and produced by CW Digital tel 01282 858200.

May 2009.

**Whittle Jones - North East**  
42 Mosley Street, Newcastle upon Tyne NE1 1DF  
t +44 (0)191 221 1999 f +44 (0)191 221 1888

