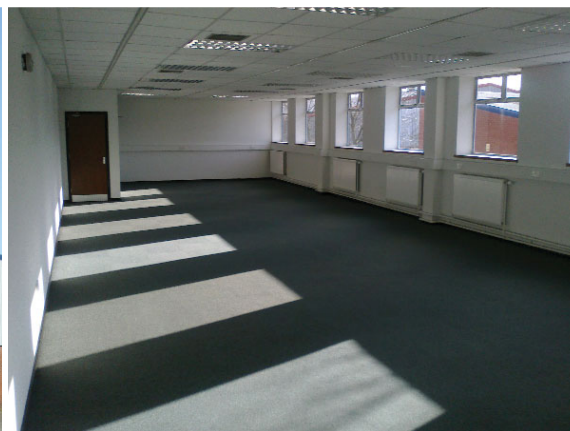


NumberOne

IndustrialEstate

CONSETT • COUNTY DURHAM • DH8 6SU



TO LET/FOR SALE - **UNIT 13**

INDUSTRIAL/
WAREHOUSE/OFFICE

4,490 SQ M
(48,350 SQ FT)

www.numberoneindustrialestate.co.uk

- Fully refurbished
- On-site substation with 800kVa transformer
- Incoming gas supply rated at a maximum 23,000 cubic feet per minute
- 4 mechanical dock level loading doors
- 3 level access doors



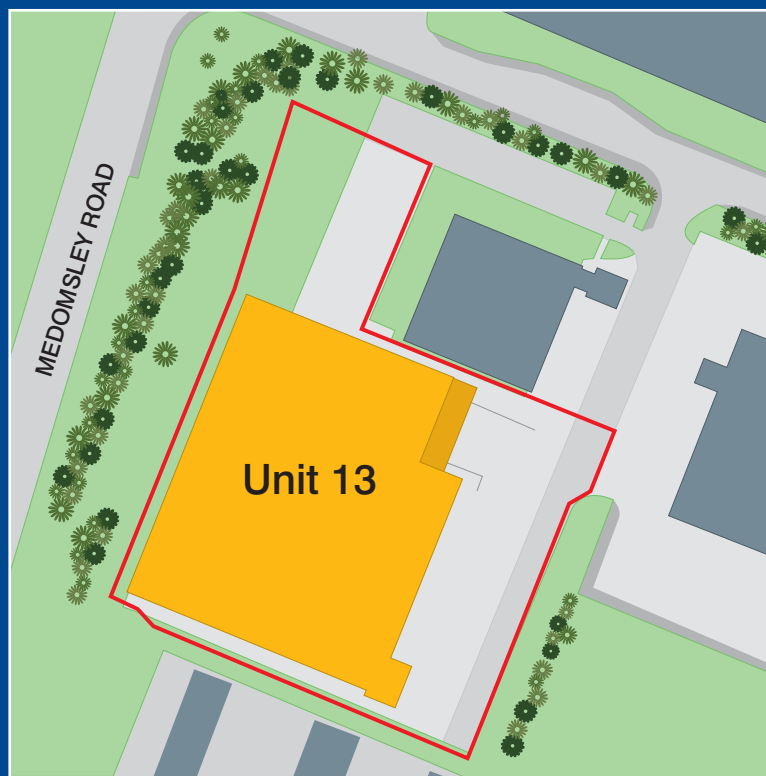
LOCATION

The Number One Industrial Estate in Consett is accessed from the A1 via the A691 from Durham or the A692 from Team Valley. Amenities are provided in Consett town centre which is ¼ mile away and the estate is 10 miles from Durham and 13 miles from Newcastle city centre. Unit 13 is situated at the western end of the estate with access off Werdohl Way.

DESCRIPTION

Unit 13 at Number One Industrial Estate is a detached industrial unit of steel portal frame construction with brick / blockwork and profile metal clad elevations. The insulated pitched roofs are of profile metal sheeting with translucent panels providing natural light. The unit benefits from an external yard area allowing access to the four dock level loading doors and the three ground level loading doors within the front elevation. The property benefits from a minimum eaves height of five metres.

Approximate areas from inspection are:	sq m	sq ft
Production Areas (including WC's, canteen, stores)	3,985	42,900
Ground Floor Offices / laboratories / reception	227	2,450
First Floor Offices	278	3,000
TOTAL Gross Internal Area	4,490	48,350



RATES

2010 Rating List £92,500.

RENT/PRICE

On application to the joint agents.

ENERGY PERFORMANCE

Rating B (44). A copy of the EPC certificate can be made available on request.

FURTHER INFORMATION

Please contact one of the joint agents.

www.numberoneindustrialestate.co.uk



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