

# INDUSTRIAL



- 3 PHASE ELECTRICITY SUPPLY
- WC FACILITIES
- STEEL BIFOLDING DOORS OF 2.7m BY 2.7m TO 46 - 93 sq m UNITS
- UP & OVER SECTIONAL LOADING DOORS OF 3.3m WIDE BY 3.5m HIGH TO 138 - 231 sq m UNITS (BLOCK 17)
- SECURITY FENCING WITH TENANT CONTROLLED ACCESS GATES
- ADJOINING UNITS CAN BE COMBINED (SUBJECT TO AVAILABILITY)



## TO LET

SIZES FROM

**495 - 2486 sq ft**

46 - 231 sq m

Over 200 locations throughout the Midlands and the North

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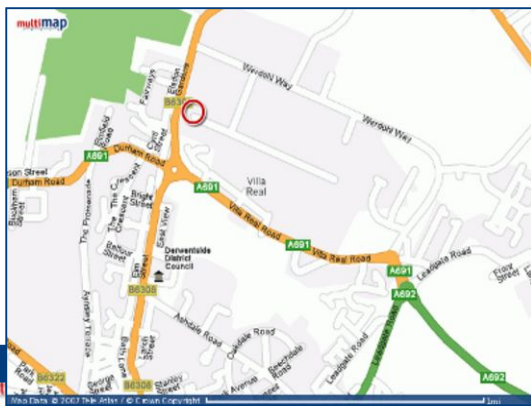
## Medomsley Road Workshops, Number One Industrial Estate, CONSETT

### Location

Medomsley Road Workshops are located within the well established Number One Industrial Estate.

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

24 units ranging from 46 - 231 sq m of steel framed construction with brick/block and profiled metal cladding elevations. The smaller units have steel bifolding loading doors and the larger units have up and over sectional loading doors. There is security fencing with tenant controlled access gates.

### Tenancy Terms

- Initial 3 year term with only 3 months notice to vacate
- 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 rates and utility charges

### Rent

Rent 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.

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