



**NORTHERN TRUST**  
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# TO LET

## UNIT 6B

### NUMBER ONE INDUSTRIAL ESTATE

CONSETT, COUNTY DURHAM DH8 6SS

## WAREHOUSE / INDUSTRIAL UNIT


8,192 sq ft (761 sq m)

### KEY FEATURES

- Recently refurbished
- Established location near town centre
- Bus routes nearby
- 3 Phase electricity supply
- LED lighting throughout
- Loading door 4m (w) x 4.6m (h)



## CONTACT US:

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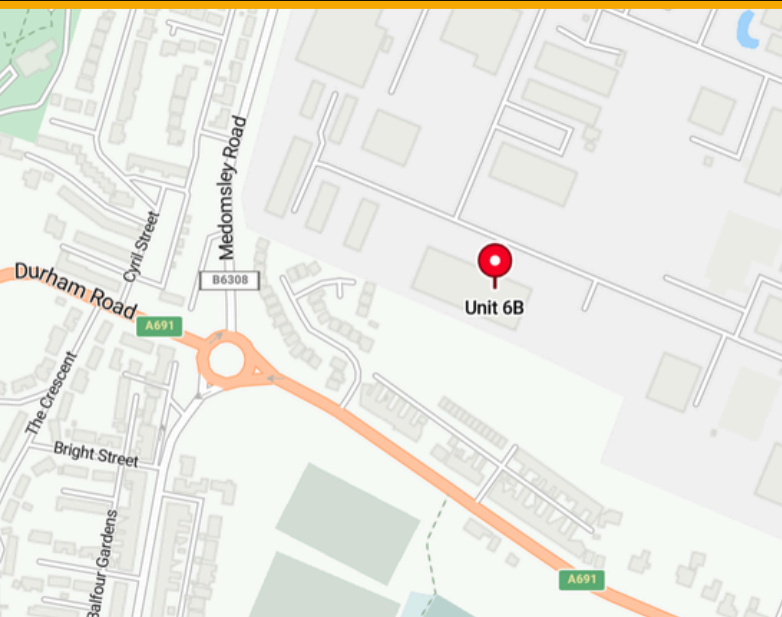
 [www.ntproperties.co.uk](http://www.ntproperties.co.uk)

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# UNIT 6B

## NUMBER ONE INDUSTRIAL ESTATE

CONSETT, COUNTY DURHAM DH8 6SS



### LOCATION

The estate can be accessed via the A691 or A692 and is approximately 3/4 mile from Consett town centre, offering a wide range of amenities including supermarkets, retail outlets, restaurants, and essential services.

The estate is 13 miles from Durham City and is 9 miles from the A1/A692 junction of Team Valley. This strategic position ensures convenient access for local and regional distribution while remaining close to town centre amenities.

### WAREHOUSE / INDUSTRIAL UNIT 8,192 sq ft (761 sq m)

### DESCRIPTION

Modern terraced unit of steel framed construction with brick/blockwork and profiled metal sheeting with translucent panels providing natural light. The internal clear height is circa 4.6m. Ground floor: Production area & male/female WC's. LED lighting. Parking is available to the front of the unit.

### SPECIFICATIONS

- Recently refurbished
- Steel portal framed. 4.6m clear internal height to 5.3m underside of steel
- Brick/blockwork walls with insulated cladding above
- Profile metal clad dual pitched roof incorporating translucent rooflight panels
- 3 Phase electricity supply
- Loading door 4m (w) x 4.6m (h)

### EPC

EPC rating is B (44). Certificate available on request.



### TERMS

- Tenant 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
- Rent deposit required
- Tenant responsible for payment of VAT, rates and utility charges



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