



NORTHERN TRUST
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TO LET

WERDOHL

BUSINESS PARK

**NUMBER ONE INDUSTRIAL ESTATE,
CONSETT, COUNTY DURHAM DH8 6TJ**

OFFICE / HYBRID UNITS

1,528 - 3,160 sq ft (142 - 294 sq m)

KEY FEATURES

- Established trading location
- Bus routes nearby
- Loyal local workforce
- Courtyard setting
- Variety of office / hybrid fit-outs
- Town centre amenities within ¾ mile.



CONTACT US:

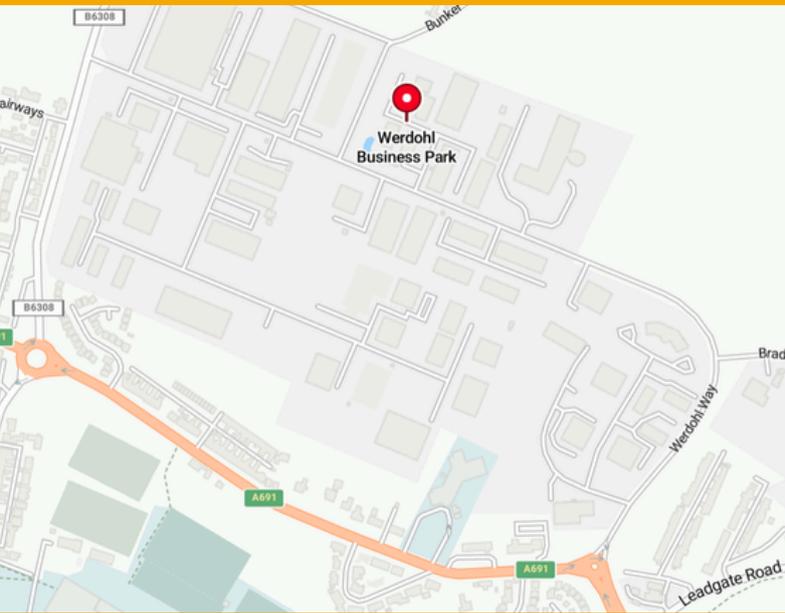
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WERDOHL BUSINESS PARK

NUMBER ONE INDUSTRIAL ESTATE CONSETT, COUNTY DURHAM DH8 6TJ



LOCATION

Number One Industrial Estate can be accessed via the A691 or A692 which provide direct routes to major north east centres. The estate is approximately $\frac{3}{4}$ mile from Consett town centre providing convenient access to a wide range of town centre amenities.

Werdohl Business Park is located within a pleasant courtyard setting. An established trading location with good public transport links.

OFFICE / HYBRID UNITS
1,528 - 4,706 sq ft (142 - 437 sq m)

DESCRIPTION

Semi-detached and terraced units of steel framed construction with profiled metal sheeting front and rear elevations. The offices benefit from full carpeting, suspended ceilings with Cat 2 lighting, kitchenettes and accessible WC facilities. The refurbished hybrid/industrial units feature aluminium double-width with glazed frontages and electric loading door to the rear. Units front onto block paved courtyards and the development is surrounded by landscaped areas.

SPECIFICATIONS

- Electric loading doors to hybrid units
- Glazed frontages
- Integrated WC/washrooms

EPC

Individual EPC certificates available on request.



TERMS

- A variety of leasing options available
- Rent deposit required
- Rent quoted includes the cost of external maintenance and building insurance
- Tenant responsible for internal maintenance plus repairs to doors and windows
- Tenant responsible for payment of VAT, rates and utility charges



BUSINESS UNITS TO LET ACROSS THE UK

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