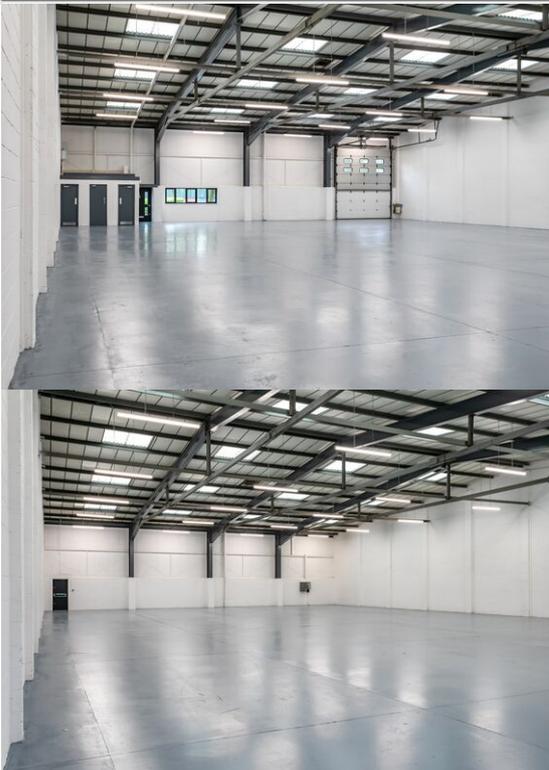




TO LET

UNIT 6B

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

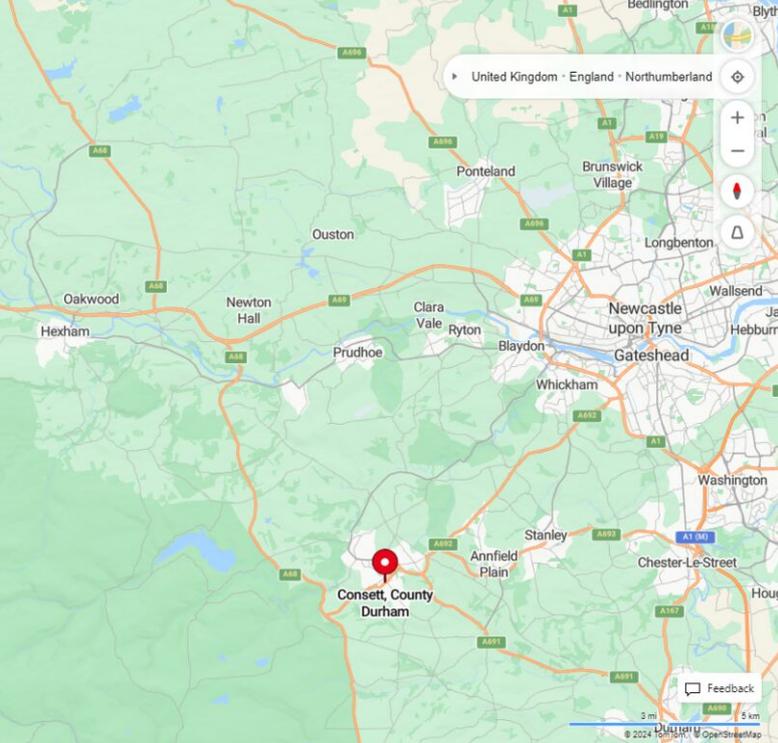


- Recently refurbished
- Established location near town centre
- Bus routes nearby
- 3 Phase electricity supply
- LED lighting throughout
- Loading door 4.0m (w) x 4.6m (h)

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



NORTHERN TRUST
WWW.NTRPROPERTIES.CO.UK



TRAVEL DISTANCE

	Miles	Mins	Transport
A1 Durham	15.0	25	Car
A1 Team Valley	12.0	24	Car
A1 Chester le Street	13.0	24	Car
Durham City Centre	12.7	21	Car
Newcastle City Centre	14.3	31	Car

Source: theAA.com

UNIT 6B

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 13 miles from Durham City and is 9 miles from the A1/A692 junction of Team Valley.

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.

SPECIFICATION

- 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
- LED lighting throughout
- Loading door 4.0m (w) by 4.6m (h)

TERMS

- New tenant full repairing lease. Term length negotiable
- Rent reviews every 3 or 5 years subject to lease length
- Landlord insures the building and recovers the premium from the tenant
- Tenant responsible for all repairs and decoration
- Rent and estate service charge payable quarterly in advance
- Tenant responsible for payment of VAT, business rates and utility charges

EPC

Copy of the Energy Performance Certificate is available upon request.

VIEWING / FURTHER INFO

Please contact Northern Trust to arrange a viewing or for further information.



9 Kingfisher Way • Silverlink Business Park • Wallsend • Tyne & Wear • NE28 9NX

northeast@northerntrust.co.uk

MISREPRESENTATION ACT: Northern Trust and their joint agents (if applicable) 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, dimensions, 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 lessees shall satisfy themselves by their own inspections or other enquiries about the property in all respects; (iii) no partner and no person employed by Northern Trust or their joint agents (if applicable) 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 Northern Trust. December 2024. Designed and produced by Creativeworld Tel: 01282 858200.