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# TO LET

## BLOCKS 2 & 3 LINDEN PARK

NUMBER ONE INDUSTRIAL ESTATE, CONSETT, COUNTY DURHAM DH8 6SZ

### WORKSHOP / INDUSTRIAL UNITS

1,599 - 3,660 sq ft (149 - 340 sq m)

### KEY FEATURES

- Established trading location near town centre
- Bus routes nearby
- CCTV system
- 24 hour access
- Estate includes Screwfix, Toolstation and Howdens
- Secure fenced development



### CONTACT US:

 0191 221 1999

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

 [northeast@northerntrust.co.uk](mailto:northeast@northerntrust.co.uk)

# BLOCKS 2 & 3

## LINDEN PARK

NUMBER ONE INDUSTRIAL ESTATE, CONSETT, COUNTY DURHAM DH8 6SZ



### LOCATION

Linden Park is situated in the well established Number One Industrial Estate and is accessed off Werdohl Way within a fenced development. The estate benefits from excellent road connectivity, with the A692 providing direct links to Gateshead and Newcastle upon Tyne, and the A691 offering easy access to Durham and the A1(M) motorway, around 13 miles to the east. This strategic position ensures convenient access for local and regional distribution while remaining close to town centre amenities.

**WORKSHOP / INDUSTRIAL UNITS**  
**1,599 - 3,660 sq ft (149 - 340 sq m)**

### DESCRIPTION

The units are of steel framed construction with brick/blockwork and profiled metal sheet elevations. The roofs are insulated metal sheet with translucent panels providing natural light. Access is via roller shutter loading doors with separate personnel access doors.

### SPECIFICATION

- Dual pitched roof incorporating translucent rooflight panels
- Brick and blockwork walls with insulated cladding
- Floor loading capacity of 375 KN/m<sup>2</sup>
- 4.5m Eaves
- Office area in larger units
- 3 Phase electricity supply
- Estate CCTV system



### 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

### EPC

Individual EPC certificates available on request.



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