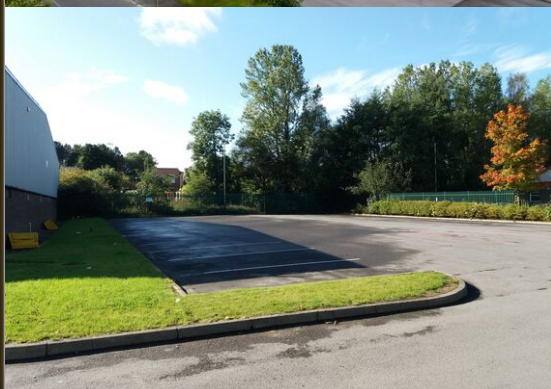




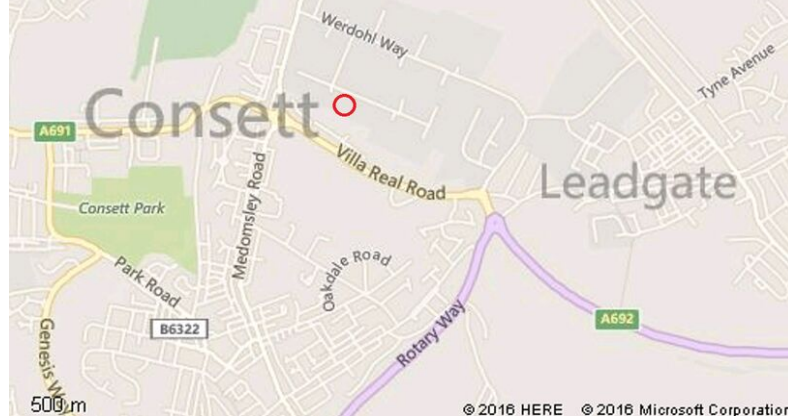
TO LET

**UNIT 6D & UNIT 6E
NUMBER ONE INDUSTRIAL ESTATE,
CONSETT, CO. DURHAM DH8 6SS**



- Established location near to town centre
- Bus routes nearby
- Loyal local workforce
- Service yard / car-parking
- Attractive landscaped setting

**FACTORY / WAREHOUSE UNITS
6,174 sq ft (574 sq m) & 6,182 sq ft (574 sq m)**



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 6D & UNIT 6E

NUMBER ONE INDUSTRIAL ESTATE, CONSETT, CO. DURHAM



DESCRIPTION

A mid-terraced unit and end-terraced unit of steel framed construction with brick/blockwork and profiled metal sheeting walls with insulated profiled metal sheeting roof incorporating translucent rooflights. The minimum internal clear height is circa 4.6m with the secondary steel support frame at circa 5.3m from finished floor level. There is a single insulated panel loading door (4.0m width by 4.6m height) to each unit. Within each unit, a refurbished male WC, female WC and cleaners cupboard is provided. Gas fired space heating and production area lighting are installed. Parking is available at the front of the units and to the shared car-park adjacent Unit 6E.

SPECIFICATION

- Brickwork / blockwork cavity walls
- Insulated wall and roof cladding
- Metal insulated panel loading door (4.0m width by 4.6m height)
- Production area lighting
- Production area gas fired space heating
- 3 Phase Electricity supplies

EPC

Unit 6D has a current Band D (93) EPC Rating. Unit 6E has a current Band E (110) EPC Rating. A copy of the certificates and reports can be provided upon request.

LOCATION

The premises are located within the popular Number One Industrial Estate. The estate can be accessed via main trunk roads including the A691 Durham road, A692 Gateshead road and A693 Chester-le-Street road. The estate is approximately 1/2 mile from Consett town centre. A local bus service runs along Werdohl Way through the estate.

TERMS

Both units are available together by assignment of the existing lease or on an individual unit basis the landlord will consider offering a new tenant Full Repairing and Insuring lease for a term length to be negotiated, subject to agreement of the surrender of the existing lease. Rent Reviews will be incorporated every 3 or 5 years (dependent upon the lease length negotiated). The tenant contributes an apportionment towards the landlord's annual costs of estate common area upkeep.

VIEWING / FURTHER INFO

Please contact;



Whittle Jones - 9 Kingfisher Way, Silverlink Business Park, Wallsend, Tyne & Wear NE28 9NX

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