



TO LET

BLOCK 9 LEADGATE INDUSTRIAL ESTATE

LEADGATE, CONSETT, COUNTY DURHAM DH8 7RN

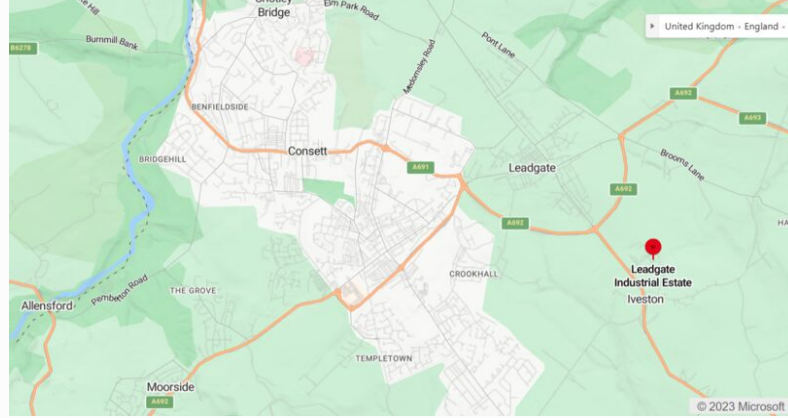


- Popular estate off A691
- Parking adjacent to units
- 3 Phase electricity
- Insulated loading doors and separate personnel access
- Glazing to the front and rear



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WORKSHOP / INDUSTRIAL UNITS
2,734 - 2,809 sq ft (254 - 261 sq m)



TRAVEL DISTANCE

	Miles	Mins	Transport
Consett Town Centre	2.3	6	Car
Durham City Centre	11.1	19	Car
Newcastle City Centre	13.4	31	Car
A1(M) Durham	14.1	24	Car
A1(M) Team Valley	10.6	24	Car

Source: theAA.com

BLOCK 9, LEADGATE INDUSTRIAL ESTATE

LEADGATE, CONSETT, COUNTY DURHAM



LOCATION

The estate is situated in an easily accessible rural location directly off the A691 Consett to Durham road near the village of Iveston, approximately two miles east of Consett town centre.

DESCRIPTION

Block 9 comprises a single terrace of 4 units of brickwork construction to the elevations with upper levels overlaid with profile steel cladding. There is high level glazing to the rear of the units with a large window at the front. The roof is an insulated metal deck roof with bituminous felt top covering.

SPECIFICATION

- Brickwork walls with cladding above incorporating high level glazing to the rear elevation and a large front window
- Insulated loading doors 3.6m (w) by 3.0m (h)
- 3 Phase electricity supply
- Male and female WCs and hand washing facilities
- Offices within Units 9B & 9C
- Timber fenced rear compounds (9B, 9C & 9D)

EPC

Copies of individual certificates are available upon request.

TERMS

- A variety of leasing options are available
- Rent payable monthly in advance
- Rent deposit required
- Rent quoted includes the cost of external maintenance charges and building insurance
- Tenant responsible for internal maintenance plus repairs to doors and windows
- Principal Rent will increase by a fixed 3% per annum
- Tenant responsible for payment of VAT, rates and utility charges

VIEWING / FURTHER INFO

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



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