



TO LET

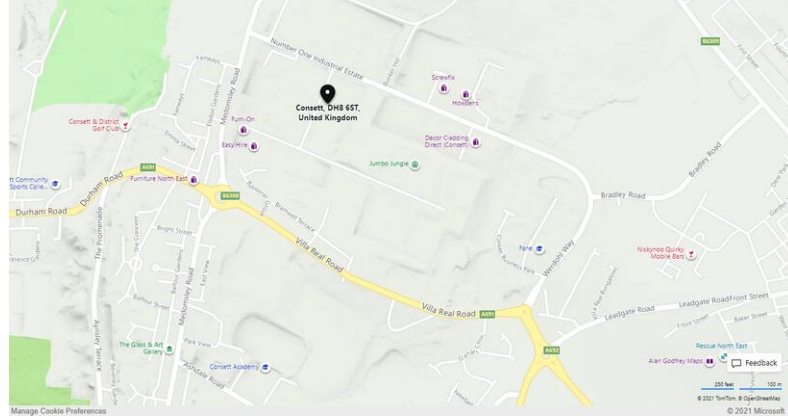
**UNITS 10A - D
NUMBER ONE INDUSTRIAL ESTATE**

CONSETT, CO. DURHAM DH8 6ST



- Established location near town centre
- Bus routes nearby
- Block of four units each circa 5130 sqft (477 sqm)
- Gas fired space heating
- 3 phase electric
- Loading doors 4.0m(w) x 4.6m(h)

FACTORY / INDUSTRIAL UNITS
5130 sqft (477 sqm)



TRAVEL DISTANCE

LOCATION	MILES	MINS	MODE
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

Units 10A - D

NUMBER ONE INDUSTRIAL ESTATE, CONSETT, CO. DURHAM



LOCATION

The premises are located on the popular Number One Industrial Estate, accessed via main trunk roads including A691 Durham road, A692 Gateshead road and the A693 Chester-le-Street road. The well established industrial estate is approximately 1/2 mile from Consett town centre.

DESCRIPTION

Units 10A - D are modern terraced units with steel portal frame, brick/blockwork and profile clad elevations, covered over with profile metal clad insulated roofing with translucent panels providing natural lighting. Each unit has a WC block comprising male and female toilets with cleaners cupboard. Metered mains gas supplies space heaters and a 3 phase electric supply is present. Externally there is a generous yard area including a number of parking spaces within a gated compound.

SPECIFICATION

- Four units each circa 5130 sqft (477 sqm)
- Gas fired space heating
- 3 phase electric
- Loading doors 4.0m (w) x 4.6m (h)
- Clear Internal Height approximately 4.7m
- Internal Ridge Height approximately 5.7m
- Sealed reinforced concrete floors

TERMS

- Rent payable quarterly in advance
- Tenant responsible for internal and external maintenance
- The landlord insures the building and recharges an Insurance Rent to the tenant
- Tenant contributes to the Estate Services Charge for common area upkeep
- Tenant responsible for payment of VAT, business rates and utility charges
- Rent deposit required

EPC

The Energy Performance Certificates and Reports can be made available upon request.

VIEWING / FURTHER INFO

Please contact the agents to arrange a viewing or for further information



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

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