



**TO LET**

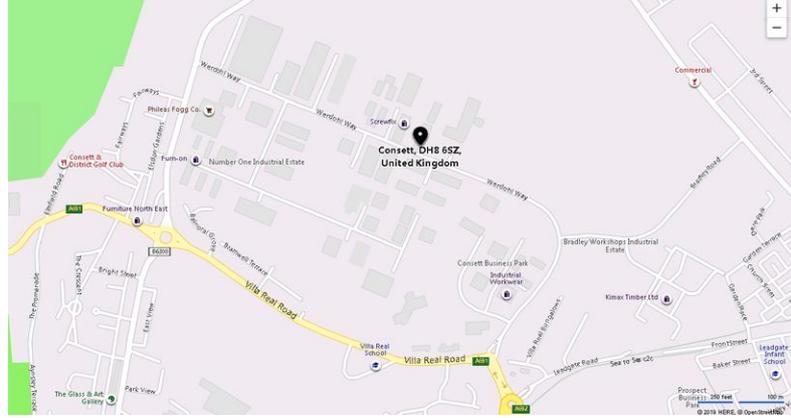
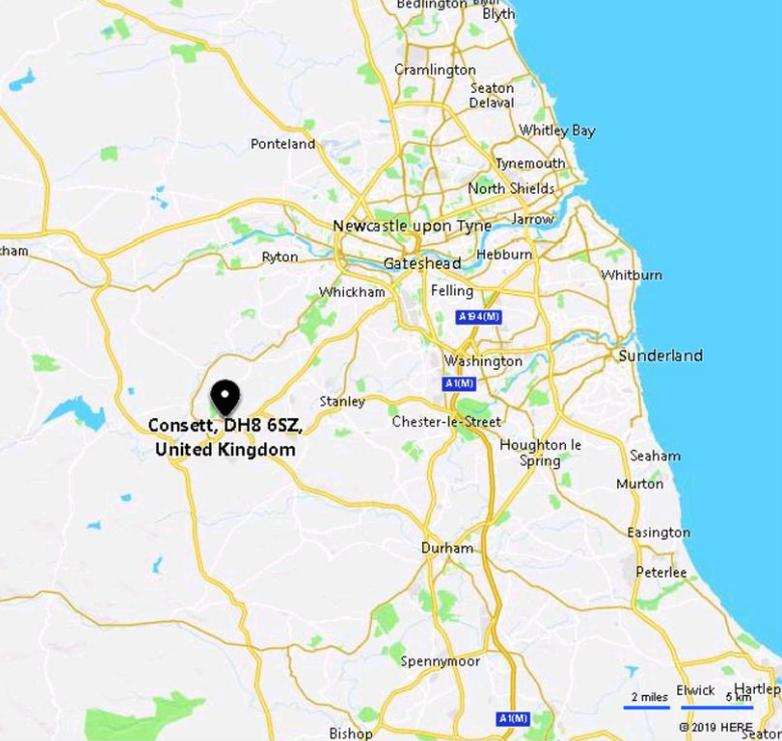
## UNITS 34A&B

**NUMBER ONE INDUSTRIAL ESTATE,  
CONSETT, CO. DURHAM DH8 6SZ**



- Established location near town centre
- Bus routes nearby
- Close to trade counter operators
- Attractive courtyard setting
- Single span open plan space
- Loading doors 3.5m(w) by 4.6m(h)

**FACTORY / INDUSTRIAL UNITS**  
**5,141-10,289 SQFT (478-956 SQM)**



## 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

# UNITS 34A&B

## NUMBER ONE INDUSTRIAL ESTATE, CONSETT, CO. DURHAM



### LOCATION

The premises are situated at the eastern end of the estate, just off Werdohl Way. The estate can be accessed via the A691 or A692 trunk roads and is approximately 1/2 mile from Consett town centre.

### DESCRIPTION

Modern semi-detached steel portal framed units with fair faced brickwork and profile clad elevations. The roof is insulated profile metal clad. Each of the units comprises open plan production area / warehouse space with a front office, the units to be let separately or as a single combined unit. Unit 34A measures 5141 sqft (478 sqm) and Unit 34B is 5148 sqft (478 sqm) gross internal areas. Externally there are a number of parking spaces immediately adjacent the units.

### SPECIFICATION

- Steel portal framed. 4.5m clear internal height, 7.2m to ridge.
- Brick & blockwork walls with insulated cladding above.
- Profile metal clad dual pitched roof incorporating translucent rooflight panels.
- 3 Phase electricity supply
- Loading Door 3.50m (w) by 4.59m (h)
- Office & Male / Female WC's
- Mezzanine storage above Office/WC's

### 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.

### EPC

The premises have an Energy Performance Rating to be confirmed. The Energy Performance Certificate and Report can be made available upon request once completed.

### 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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