



TO LET

UNIT 6B

**NUMBER ONE INDUSTRIAL ESTATE, CONSETT,
COUNTY DURHAM DH8 6SS**

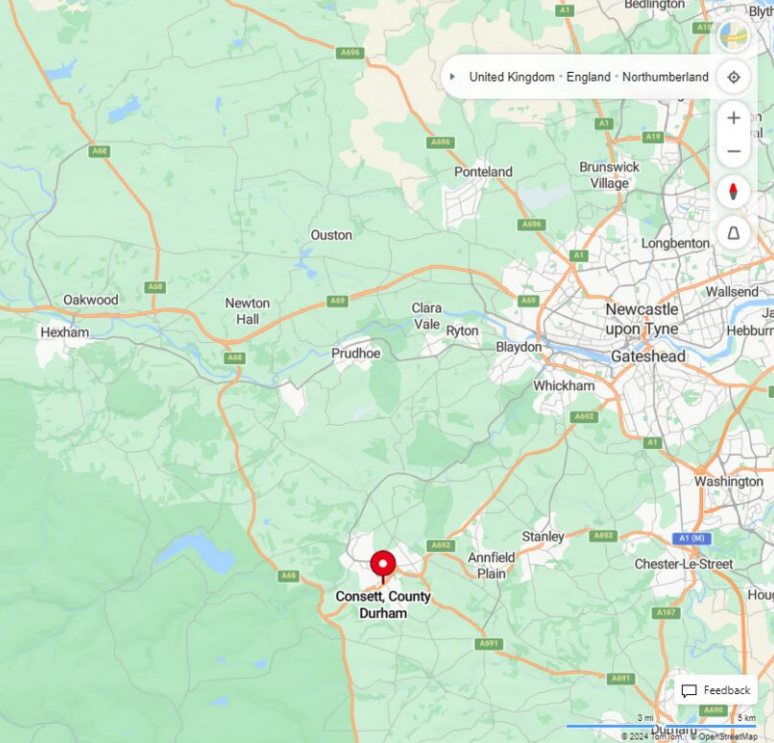


- Recently refurbished
- Established location near town centre
- Bus routes nearby
- 3 Phase electricity supply
- LED lighting throughout
- Loading door 4.0m (w) x 4.6m (h)



NORTHERN TRUST
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WAREHOUSE / INDUSTRIAL UNIT
8,192 sq ft (761 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 6B

NUMBER ONE INDUSTRIAL ESTATE, CONSETT, COUNTY DURHAM



LOCATION

The estate can be accessed via the A691 or A692 and is approximately 3/4 mile from Consett town centre. The estate is 13 miles from Durham City and is 9 miles from the A1/A692 junction of Team Valley.

DESCRIPTION

Modern terraced unit of steel framed construction with brick/blockwork and profiled metal sheeting with translucent panels providing natural light. The internal clear height is circa 4.6m. Ground floor: Production area & male/female WC's. LED lighting. Parking is available to the front of the unit.

SPECIFICATION

- Recently refurbished
- Steel portal framed. 4.6m clear internal height to 5.3m underside of steel
- Brick/blockwork walls with insulated cladding above
- Profile metal clad dual pitched roof incorporating translucent rooflight panels
- 3 Phase electricity supply
- LED lighting throughout
- Loading door 4.0m (w) by 4.6m (h)

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
- Tenant responsible for payment of VAT, business rates and utility charges

EPC

Copy of the Energy Performance Certificate is available upon request.

VIEWING / FURTHER INFO

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



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