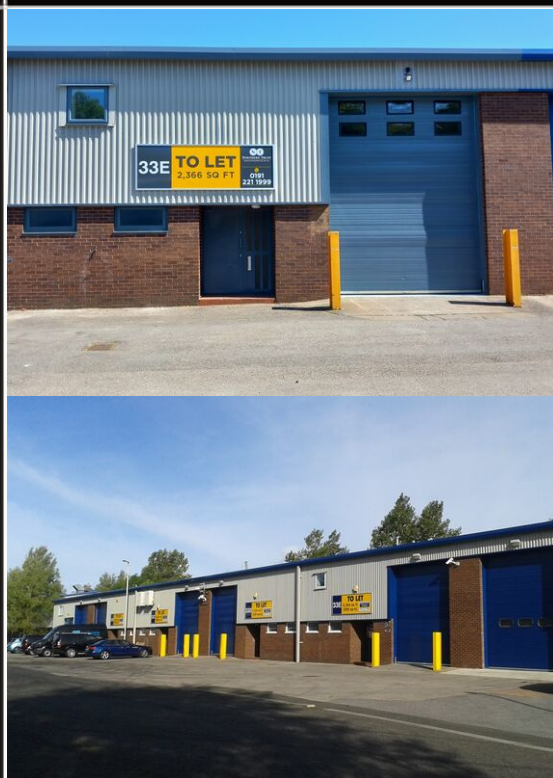




**TO LET**

## BLOCK 33

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



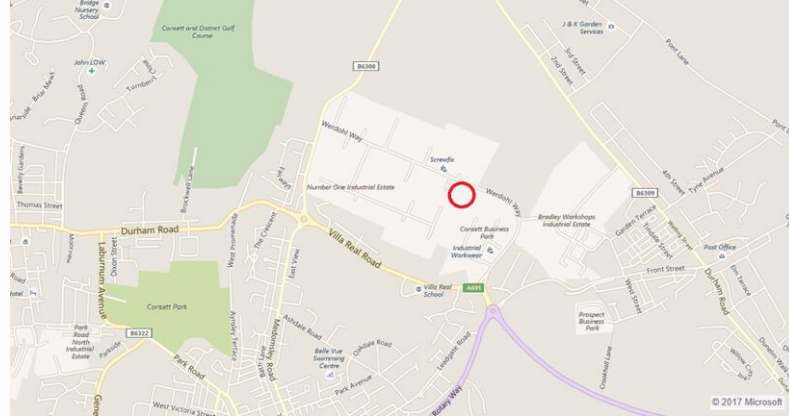
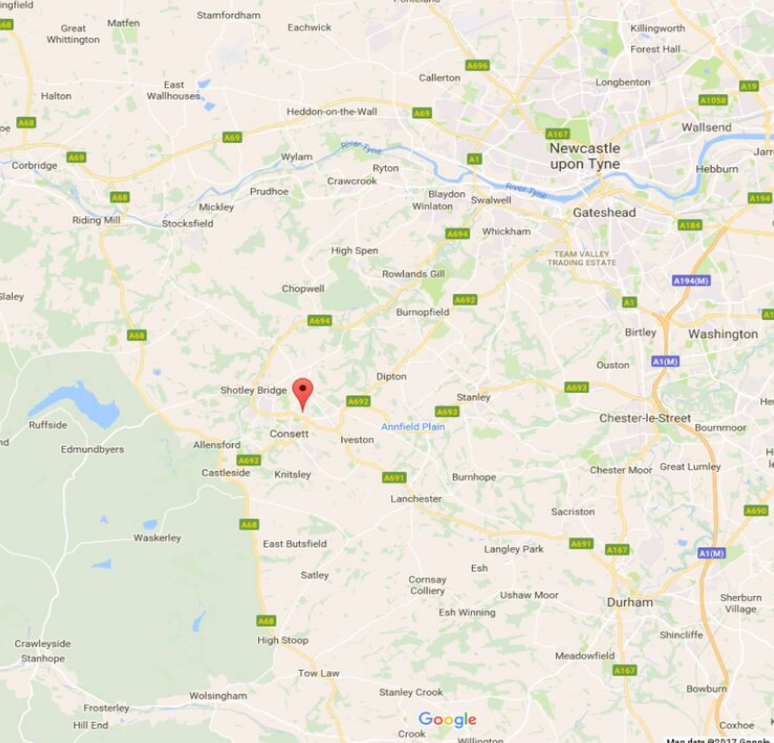
- Established location near town centre
- Bus routes nearby
- Parking immediately adjacent to units
- Loading doors 3.5m (w) by 4.6m (h)
- Adjoining units can be combined (subject to availability)

**WORKSHOP / INDUSTRIAL UNITS**  
**2,366 - 3,039 sq ft (220 - 282 sq m)**



**NORTHERN TRUST**  
WWW.NTRPROPERTIES.CO.UK





## 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

# BLOCK 33

NUMBER ONE INDUSTRIAL ESTATE, CONSETT, COUNTY DURHAM



## LOCATION

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

## DESCRIPTION

A terrace of 6 industrial units of steel framed construction with walls brick/blockwork, insulated metal cladding above. The roof is insulated metal clad. Steel personnel doors and fire exits are installed. Internally the premises comprise open plan workshop/warehouse space with WC facilities and 3 phase electricity provided. 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 c.2m with insulated cladding above
- Profile metal clad dual pitched roof incorporating translucent rooflight panels
- 3 Phase electricity supply
- Loading doors 3.5m (w) by 4.6m (h)

## 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

## EPC

Copies of individual certificates are available upon request.

## VIEWING / FURTHER INFO

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



9 Kingfisher Way • Silverlink Business Park • Wallsend • Tyne & Wear • NE28 9NX

[northeast@northerntrust.co.uk](mailto:northeast@northerntrust.co.uk)

MISREPRESENTATION ACT: Northern Trust and their joint agents (if applicable) on behalf of proposing vendors or lessors and on their own behalf give notice that: (i) These particulars are set out as general information only for the assistance of intending purchasers or lessees. They do not constitute nor constitute part of an offer and will not be incorporated in any contract term; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without any liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessee shall not rely on such information which is given on condition that any intending purchasers or lessees shall satisfy themselves by their own inspections or other enquiries about the property in all respects; (iii) no partner and no person employed by Northern Trust or their joint agents (if applicable) has any authority to make any representation or give any warranty whatsoever in relation to this property whether on behalf of proposing vendors or lessors of Northern Trust. December 2023. Designed and produced by Creativeworld Tel: 01282 858200.

Business Units To Let Across the UK

Follow us on

