



**TO LET**

## UNIT 14EF

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

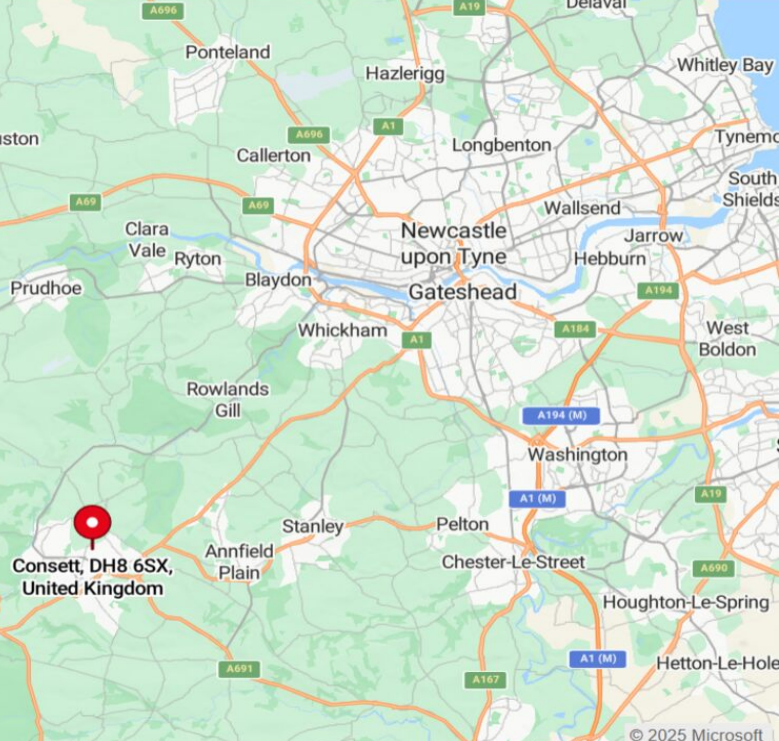


- Established location near to town centre
- Bus routes nearby
- Loyal local workforce
- Service yard / car parking
- Loading doors 4m (w) x 4.6m (h)



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**WAREHOUSE / INDUSTRIAL UNIT**  
**16,526 sq ft (1,536 sq m)**



## TRAVEL DISTANCE

	Miles	Mins	Transport
A1(M)	12.8	24	Car
Durham City Centre	13.3	23	Car
Gateshead	11.0	23	Car
Newcastle City Centre	15.9	30	Car

Source: theAA.com

# UNIT 14EF

NUMBER ONE INDUSTRIAL ESTATE, CONSETT, COUNTY DURHAM



## LOCATION

The premises are located within the popular Number One Industrial Estate. The estate can be accessed via main trunk roads including the A691 Durham road, A692 Gateshead road and A693 Chester le Street road. The estate is approximately 1/2 mile from Consett town centre. A local bus services runs along Werdohl Way through the estate.

## DESCRIPTION

A terraced unit of steel framed construction with brick/blockwork and profiled metal sheeting walls with insulated profiled metal sheeting roof incorporating translucent roof lights providing natural light. The minimum internal clear height is circa 4.6m with the secondary steel support frame at circa 5.3m from finished floor level. Roller shutter loading doors are 4m (w) x 4.6m (h). Production area with male/female WC's, LED lighting and forecourt parking.

## SPECIFICATION

- 3 phase electricity supply
- LED lighting throughout
- Male & female WCs
- Roller shutter doors 4.0m (w) x 4.6m (h)

## EPC

The property has a current Band A (21) EPC Rating. A copy of the certificate can be provided upon request.

## 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

## VIEWING / FURTHER INFO

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



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