



LINDEN PARK

Number One Industrial Estate,
Werdohl Way, Consett DH8 6SZ

Linden Park, NUMBER ONE INDUSTRIAL ESTATE, WERDOHL WAY, CONSETT DH8 6SZ

Where to find Linden Park...

Linden Park lies within the established Number One Industrial Estate and occupies an ideal location fronting onto Werdohl Way. Linden Park is located 13 miles from the A1(M). Neighbouring occupiers include CAV Aerospace Limited, Derwent Valley Food Group Limited and Nampak Plastics Europe Limited.

Planning

Planning has been granted for Class B1, B2 and B8 including light and general industrial and storage/distribution use.

Terms

The units are available to let by way of new full repairing and insuring leases on terms to be agreed. Alternatively, some units may be available on flexible/tenancy agreements. Subject to status.

VAT

All rents and other charges will be subject to VAT at the standard rate.

Rent

On application to the joint agents.

Financial Assistance

Contact Derwentside District Council - Business Development Team
Andrea McGuigan - 01207 218219

All enquiries



TO LET

From 1,600 sq ft (149 sq m)
to 24,956 sq ft (2,319 sq m)

A development by:



Misrepresentation Act.

These particulars shall not form any part of any offer or contract, and no guarantee is given to the condition of the property or the accuracy of its description. A prospective tenant is not to rely upon any representation made in the particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. No liability is accepted by us for any losses (however arising) directly or indirectly where reliance is placed on the contents of these particulars by any intending tenant. December 2008.
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J63 / A1(M)

Linden Park comprises a high quality industrial estate providing a total of 58,379 sq ft (5,424 sq m) of industrial/warehouse accommodation on a 1.75 Ha (4.3 acres) site.



UNIT	SQ FT	SQ M
1A	8,365	777
1B	5,496	511
1C	5,496	511
1D	5,600	520
2A	3,660	340
2B	3,664	340
3A	1,657	154
3B	1,600	149
3C	2,422	225
3D	2,422	225
3E	4,926	458
4A	4,923	457
4B	3,236	301
4C	4,912	456
TOTAL	58,379	5,424

Site Plan
Not to scale and for identification purposes only

Reasons to choose Linden Park...

What you get at Linden Park...

FLOOR LOADING CAPACITY OF 37.5 KN/M²
INSULATED LOADING DOORS
CONNECTIONS TO MAINS SERVICES
EAVES HEIGHT 6M (BLOCK 1) / 4.5M (BLOCKS 2-4)

UNITS WITH FITTED OFFICES INCLUDE:
3 COMPARTMENT PERIMETER TRUNKING
SUSPENDED CEILINGS
QUALITY CARPETING
PAINTED PLASTERWORK WALLS

- 1. BRAND NEW BUILDINGS**
- 2. PROMINENT LOCATION**
- 3. EXCELLENT LINKS TO A1(M)**
- 4. COMPETITIVE RENTS**
- 5. FLEXIBLE TERMS**