

 DH8 6SU

INDUSTRIAL

Unit 13, Number One Industrial Estate, CONSETT, Co Durham


NORTHERN TRUST
INVESTMENT | DEVELOPMENT | REGENERATION

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INDUSTRIAL



- DETACHED INDUSTRIAL UNIT
- 2011 REFURBISHMENT
- MAINS ELECTRICITY (125kVA), GAS, WATER & SEWERAGE SERVICES
- 4NO DOCK LEVEL LOADING DOORS
- 2NO YARD LEVEL SECTIONAL PANEL LOADING DOORS
- GROUND AND FIRST FLOOR OFFICES



 INDUSTRIAL

TO LET

SIZES FROM

46,670 sq ft

4,335 sqm

Over 200 locations throughout the Midlands and the North

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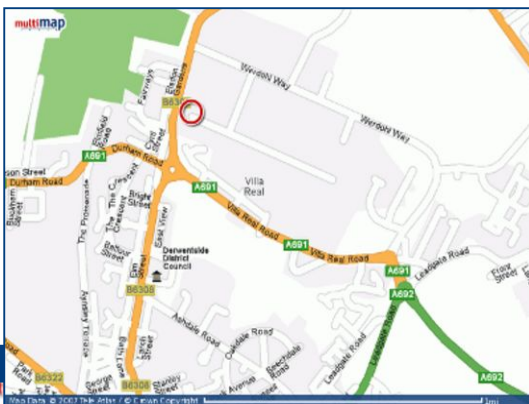
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Location

Unit 13 is situated at the western end of the established Number One Industrial Estate, accessed via Werdohl Way. The Number One Industrial Estate, which is approximately 3/4 mile from Consett town centre, can be accessed via the A691 or A692 trunk roads.

The estate is around 9 miles from the A1/A692 junction at Team Valley, 13 miles from Newcastle upon Tyne city centre and 10 miles from Durham City.



Description

Detached industrial unit of steel portal frame construction with brick/blockwork and profiled metal cladding elevations. The insulated pitched roofs are of profiled metal sheeting with translucent panels providing natural light. The unit benefits from an external yard area allowing access to the 4no dock level loading doors and the 2no ground level loading doors within the front elevation. Approximate areas from inspection are :-

- Production Areas (inc WC's, canteen, stores) 3,881 sqm (41,780 sq ft)
- Ground Floor Offices/Labs/Reception 229 sqm (2,470 sq ft)
- First Floor Offices/Training Room (estimated) 225 sqm (2,420 sq ft)
- TOTAL GROSS INTERNAL AREA 4,335 sqm (46,670 sq ft)

Lease Terms

- New Tenant's full repairing lease. Term length negotiable, Rent Reviews every 3 or 5 years
- Landlord insures the building and recovers the premium from the Tenant
- Rent and Estate Service Charge payable quarterly in advance

Rent & Rates

Rent and Estate Service Charge details available on application. For confirmation of the Rateable Value and the actual rates payable please contact Durham County Council. The www.voa.gov.uk website lists the Rateable Value (2010 Rating List) as £92,500.

Financial Assistance & EPC

Financial assistance enquiries in the first instance should be directed to Durham County Council's Economic Development Department who should be able to advise of the availability of any grant funding. Energy Performance Certificate available from Landlord.

Viewing

Please contact Whittle Jones North East to arrange an appointment.

INDUSTRIAL

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