



NORTHERN TRUST

INVESTMENT | DEVELOPMENT | REGENERATION

www.northerntrust.co.uk



NumberOne IndustrialEstate

CONSETT • COUNTY DURHAM • DH8 6SZ



INDUSTRIAL/WAREHOUSE/OFFICE

- Flexible tenancies to suit your needs
- Wide range of sizes
- Competitive rents
- Strong local workforce

TO LET

46 SQ M - 4,880 SQ M
(495 SQ FT - 52,500 SQ FT)

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DESCRIPTION

This modern industrial estate comprises 106 factory / workshop units providing in excess of 65,000 sq m (700,000 sq ft) of accommodation set in the heart of Derwentside. The estate provides a superb working environment within easy reach of the major conurbations and transport routes.

Major occupiers include Derwent Valley Foods (Phileas Fogg) a subsidiary of KP Foods; Electrak International Ltd; CAV Aerospace; Nampak Plastics; Coors Brewers and Howden Joinery.

Units are available from a minimum of 46 sq m (500 sq ft) - see brochure insert for details of the updated availability and rents.



SPECIFICATION

The industrial units were predominantly built in the early to mid 1980s and are of steel framed construction with brick/cladding elevations. Roofs are pitched and clad with insulated panels incorporating translucent sections. Internally there are block walls to dado height. A development of new units, known as Linden Park, was completed in 2008 and provides high quality factory/warehouse space within its own enclosed security fencing and it also benefits from a CCTV system. Refurbished office space is available at Werdohl Business Park on the estate, office units being fully carpeted with suspended ceilings incorporating Cat 2 lighting and including kitchenette and accessible WC facilities.

Note: The above is for guidance and individual unit specifications may vary.





FINANCIAL ASSISTANCE

Companies locating or expanding at the Number One Industrial Estate, Consett, may be eligible for a variety of financial incentives. The following contacts may be able to offer assistance to those companies looking for financial support:

- i. Durham County Council's Economic Development Unit, www.durham.gov.uk, Tel 0300 123 7070
- ii. County Durham Development Company, www.wherebusinessgrows.com, Tel 0191 370 8680
- iii. Derwentside Enterprise Agency, www.derwentsideenterprise.co.uk, Tel 01207 580011

AVAILABILITY

For current availability please see inserts enclosed in brochure.

- KEY**
- NUMBER ONE INDUSTRIAL ESTATE
 - WERDOHL BUSINESS PARK
 - LINDEN PARK

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FACTORY / WORKSHOP /
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LOCATION

Number One Industrial Estate is located around ½ mile north of Consett town centre and is readily accessed from the A691 and A692 trunk roads. It is conveniently located for the circa 27,000 population (2001) and is served by local bus routes along Villa Real Road (A691). Consett has attractive countryside on its doorstep whilst being within easy reach of the major northeast conurbations.

...AT THE HEART OF DERWENTSIDE

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TRAVEL DISTANCES

DESTINATION	DISTANCE (approx)
A1(M)	9 miles
Durham	12 miles
Gateshead	12 miles
Newcastle	13 miles

TERMS

Lease terms will vary according to size of premises. Smaller units will be available on 'Easy In, Easy Out' terms, providing the ultimate in flexibility to new start businesses. Applicants should contact agents to discuss terms available.

FURTHER INFORMATION

Please contact the letting team at Whittle Jones on 0191 2211 999 to arrange a viewing.

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