



TO LET

UNIT 39

**NUMBER ONE INDUSTRIAL ESTATE,
CONSETT DH8 6TW**



- **Detached unit benefiting from adjoining yard**
- **Popular estate close to Consett town centre**
- **Good access to the A1(M) at both Durham & Team Valley**
- **Bus routes through and nearby the estate**
- **Availability of leisure and nursery facilities on the estate**

FACTORY / WAREHOUSE UNIT
11,191 sqft (1,040 sqm)



TRAVEL DISTANCE

A1 Durham	15.0	25 Mins	Car
A1 Team Valley	12.0	24 Mins	Car
A1 Chester-le-Street	13.0	24 Mins	Car
Durham City Centre	12.7	21 Mins	Car
Newcastle City Centre	14.3	31 Mins	Car

Source: theAA.com

UNIT 39

NUMBER ONE INDUSTRIAL ESTATE, CONSETT



DESCRIPTION

A detached unit of steel portal frame construction with brick/blockwork and profiled metal sheeting walls with insulated profiled metal sheeting roof incorporating translucent rooflights. The minimum internal clear height is 3.85m rising to 7.40m at the apex. There is a single electrically operated insulated sectional panel loading door (4.0m width by 3.6m height). The Ground Floor comprises Reception Lobby, 2no offices, WCs. The First Floor comprises office and storage areas with a small mezzanine canteen area. The property is heated with mains gas space heaters to the production area and a gas combi boiler supplying radiators to the office areas.

SPECIFICATION

- Brickwork/Blockwork cavity walls to circa 2.2m with insulated profiled cladding above.
- Insulated profiled cladding roof covering incorporating rooflight panels.
- 3 phase electricity supply, mains gas and mains water/sewerage connections.
- Concrete yard (enclosed) providing additional parking and/or storage capacity.
- Heating and lighting included.

The property has an EPC Rating Band C(73). A copy of the certificate and report can be provided upon request.

LOCATION

The premises are located on the popular Number One Industrial Estate, accessed via main trunk roads including the A691 Durham road, A692 Gateshead road and the A693 Chester-le-Street road. The estate is approximately 1/2 mile from Consett town centre.

TERMS

The landlord is offering a new tenant Full Repairing and Insuring lease for a term length to be negotiated. Rent Reviews will be incorporated every 3 or 5 years (dependent upon the lease length negotiated). The landlord insures the building and recharges an insurance rent to the tenant to cover the premium. The tenant is to be responsible for all repairs and decoration. The tenant is also to contribute towards the landlord's annual costs of estate common area upkeep.

VIEWING / FURTHER INFO

Please contact the joint agents for further information or to view the premises.



Whittle Jones - 9 Kingfisher Way, Silverlink Business Park, Wallsend, Tyne & Wear NE28 9NX

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