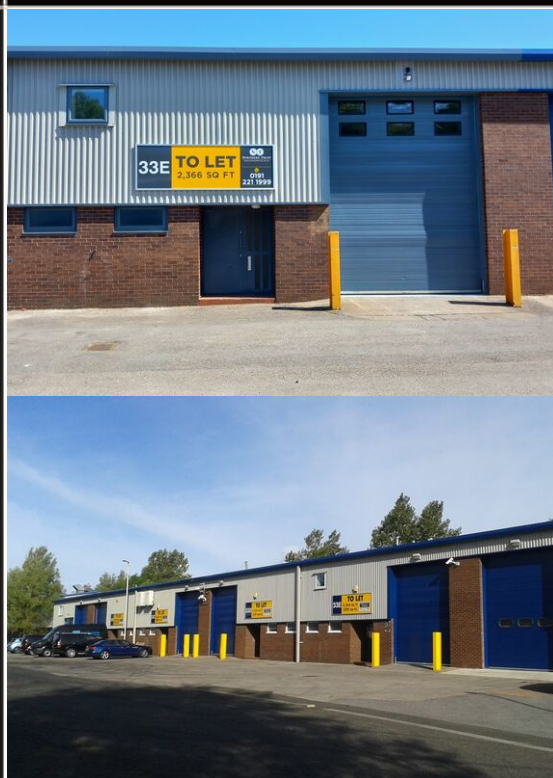




TO LET

BLOCK 33

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

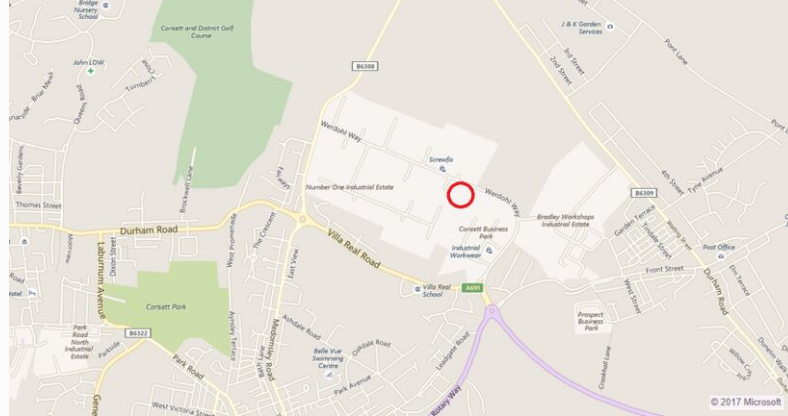
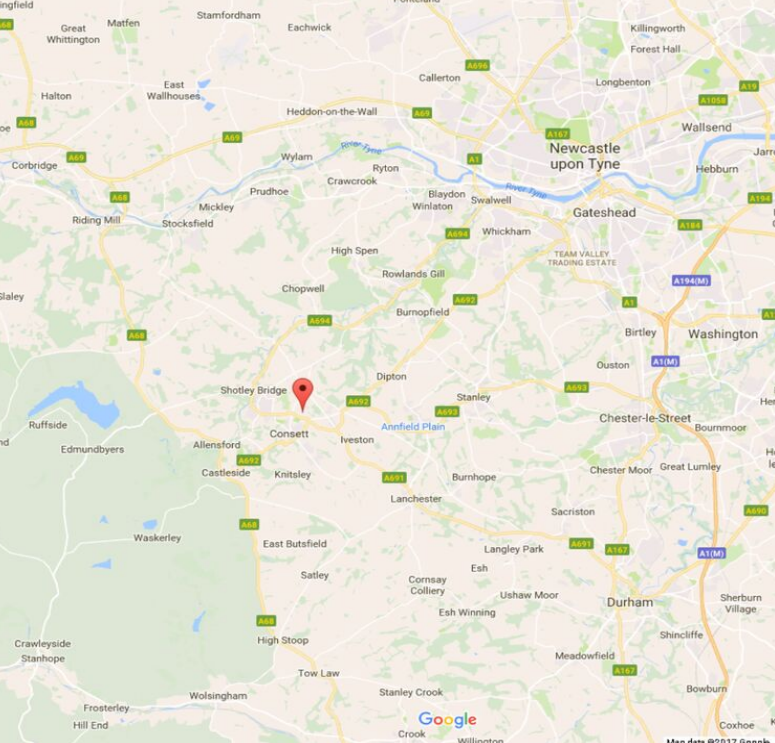


- Established location near town centre
- Bus routes nearby
- Parking immediately adjacent to units
- Loading doors 3.5m (w) by 4.6m (h)
- Adjoining units can be combined (subject to availability)

WORKSHOP / INDUSTRIAL UNITS
2,366 - 3,039 sq ft (220 - 282 sq m)



NORTHERN TRUST
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TRAVEL DISTANCE

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

Source: theAA.com

BLOCK 33

NUMBER ONE INDUSTRIAL ESTATE, CONSETT, COUNTY DURHAM



LOCATION

The estate can be accessed via the A691 or A692 trunk roads and is approximately 1/2 mile from Consett town centre. The premises are situated at the eastern end of the estate, just off Werdohl Way.

DESCRIPTION

A terrace of 6 industrial units of steel framed construction with walls brick/blockwork, insulated metal cladding above. The roof is insulated metal clad. Steel personnel doors and fire exits are installed. Internally the premises comprise open plan workshop/warehouse space with WC facilities and 3 phase electricity provided. Externally there are a number of parking spaces immediately adjacent the units.

SPECIFICATION

- Steel portal framed. 4.5m clear internal height, 7.2m to ridge
- Brick & blockwork walls c.2m with insulated cladding above
- Profile metal clad dual pitched roof incorporating translucent rooflight panels
- 3 Phase electricity supply
- Loading doors 3.5m (w) by 4.6m (h)

TERMS

- A variety of leasing options are available
- Rent payable monthly in advance
- Rent deposit required
- Rent quoted includes the cost of external maintenance charges and building insurance
- Tenant responsible for internal maintenance plus repairs to doors and windows
- Principal Rent will increase by a fixed 3% per annum
- Tenant responsible for payment of VAT, rates and utility charges

EPC

Copies of individual certificates are available upon request.

VIEWING / FURTHER INFO

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



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