



TO LET

WERDOHL BUSINESS PARK

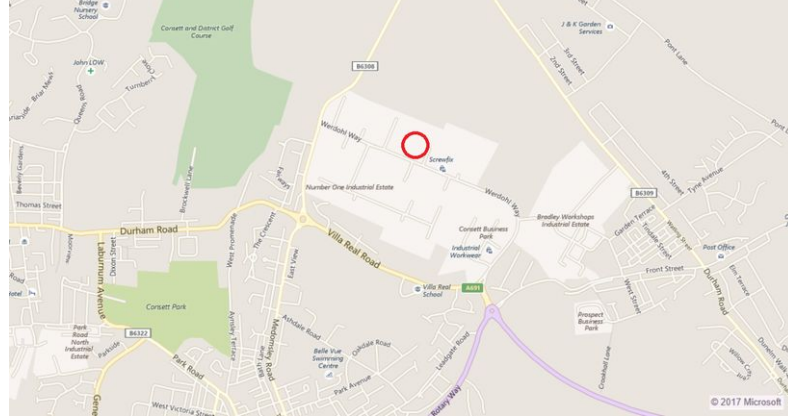
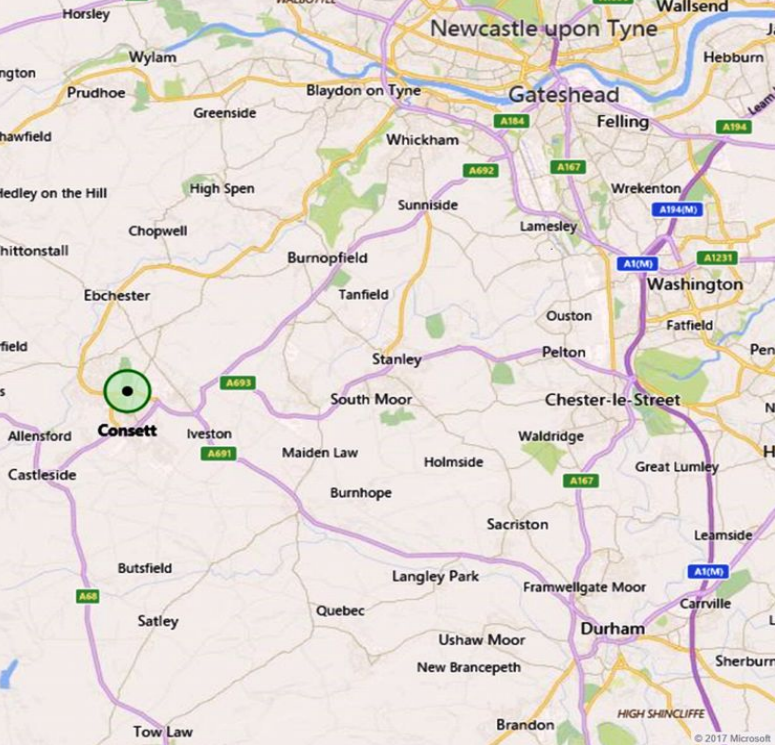
**NUMBER ONE INDUSTRIAL ESTATE,
CONSETT, CO. DURHAM DH8 6TJ**



- Established trading location
- Bus routes nearby
- Loyal local workforce
- Courtyard setting
- Variety of office / hybrid fit-outs
- 3 Phase electricity and mains gas

OFFICE / HYBRID UNITS

1,528 - 4,706 sqft (142 - 437 sqm)



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

WERDOHL BUSINESS PARK

NUMBER ONE INDUSTRIAL ESTATE, CONSETT, CO. DURHAM



LOCATION

The estate can be accessed via the A691 or A692 and is approximately 1/2 mile from Consett town centre. Werdohl Business Park is located within the well established Number One Industrial Estate, Consett.

DESCRIPTION

Semi-detached and terraced units of steel framed construction with profiled metal sheeting front and rear elevations incorporating glazing and with rendered blockwork gable elevations. The roofs are mono-pitched with an insulated metal sheet covering. Access is via single or double width doors located to the front of each property or via double steel doors located at the rear of each property. The units front onto block paved courtyards and the development is surrounded by landscaped areas.

SPECIFICATION

- Steel portal framed.
- Insulated cladding walls front and rear with rendered blockwork gables.
- Profile metal clad mono pitched roof.
- Mains gas supply with most units having gas boilers and perimeter radiators.
- 3 Phase electricity supply.

TERMS

- A variety of leasing options are available
- Rent payable monthly in advance
- 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
- Rent deposit required
- Tenant responsible for payment of VAT, rates and utility charges

EPC

The properties have Energy Performance ratings from Band C(72) to Band E(122). The Certificates and Reports can be made available upon request.

VIEWING / FURTHER INFO

Please contact the agents to arrange a viewing or for further information.



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

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