



TO LET

UNIT 32A

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



- Established location near town centre
- Bus routes nearby
- Close to trade counter operators
- Attractive courtyard setting
- Single span open plan space
- Loading door 3.5m(w) by 4.6m(h)

FACTORY / INDUSTRIAL UNIT
5,113 SQFT (475 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

UNIT 32A

NUMBER ONE INDUSTRIAL ESTATE, CONSETT, CO. DURHAM



LOCATION

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

DESCRIPTION

Modern semi-detached steel portal framed unit with fair faced brickwork and profile clad elevations. The roof is insulated profile metal clad. The unit comprises open plan production area / warehouse space together with an office block and facilities block. Unit 32A measures 5113 sqft (475 sqm) gross internal area. Externally there are a number of parking spaces immediately adjacent the unit and within parking areas in close proximity.

SPECIFICATION

- Steel portal framed. 4.5m clear internal height, 7.2m to ridge.
- Brick & blockwork walls with insulated cladding above, incorporating display glazing.
- Profile metal clad dual pitched roof incorporating translucent rooflight panels.
- Floor mounted mains gas heater to production area.
- LED lighting throughout.
- 3 Phase electricity supply.

TERMS

- New tenant full repairing lease. Term length negotiable.
- Rent reviews every 3 or 5 years subject to lease length.
- Landlord insures the building and recovers the premium from the tenant.
- Tenant responsible for all repairs and decoration.
- Rent and estate service charge payable quarterly in advance.

EPC

The premises have an Energy Performance Rating of Band E (119). The Energy Performance Certificate and Report 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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