



TO LET

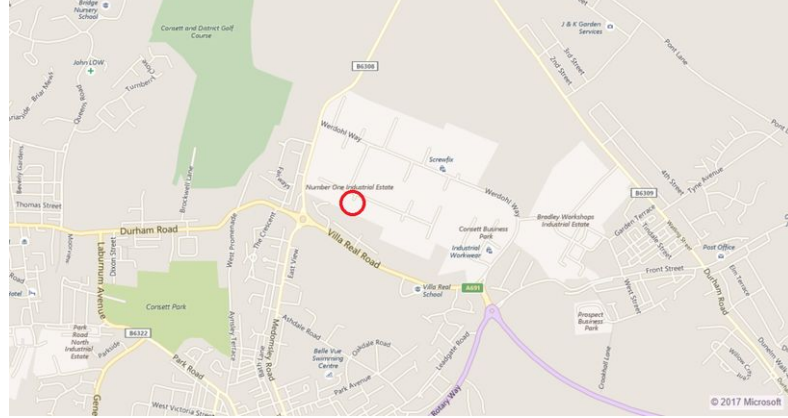
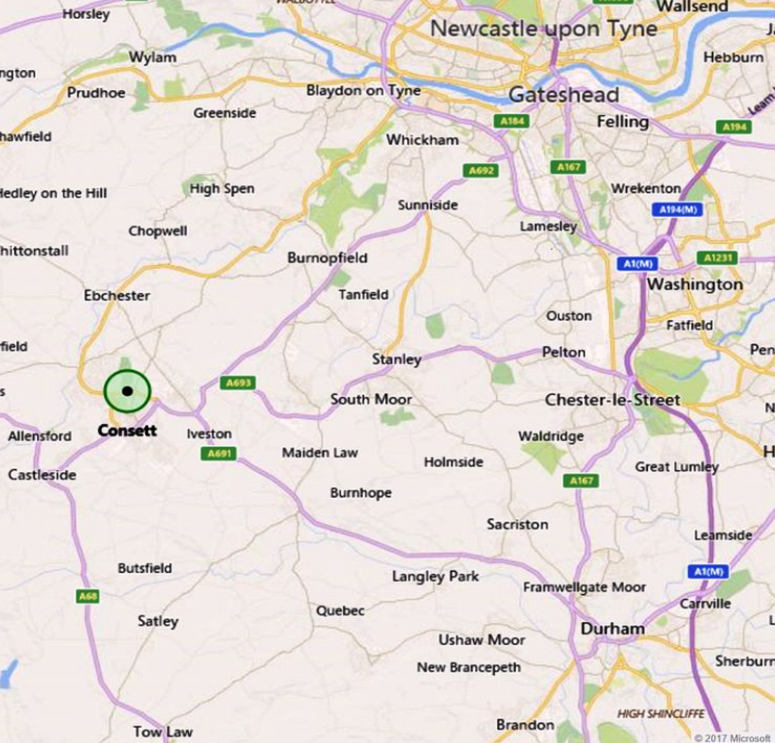
UNIT 6A

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



- Established location near town centre
- Bus routes nearby
- Open plan estate setting
- Loyal local workforce
- 3 phase electricity & mains gas

WAREHOUSE / INDUSTRIAL UNIT
8,266 sqft (768 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 6A

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. The premises are located at the southern end of the estate accessed off Werdohl Way.

DESCRIPTION

Modern end-terraced unit of steel framed construction with brick/blockwork and profiled metal sheeting with translucent panels providing natural light. The internal clear height is circa 4.6m. Ground Floor: Production Area & male/female WC's. Fluorescent lighting and gas fired space heating. Parking is available to the front of the unit and within a shared car-park nearby.

SPECIFICATION

- Steel portal framed. 4.6m clear internal height to 5.3m underside of steel.
- Brick & blockwork walls with insulated cladding above.
- Profile metal clad dual pitched roof incorporating translucent rooflight panels.
- Floor mounted mains gas heaters to the production area.
- 3 Phase electricity supply
- Loading door 4.0m (w) by 4.6m (h)

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.
- Tenant responsible for VAT, business rates and utility charges.

EPC

The premises has an Energy Performance Rating of Band D (76). The 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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