



**TO LET**

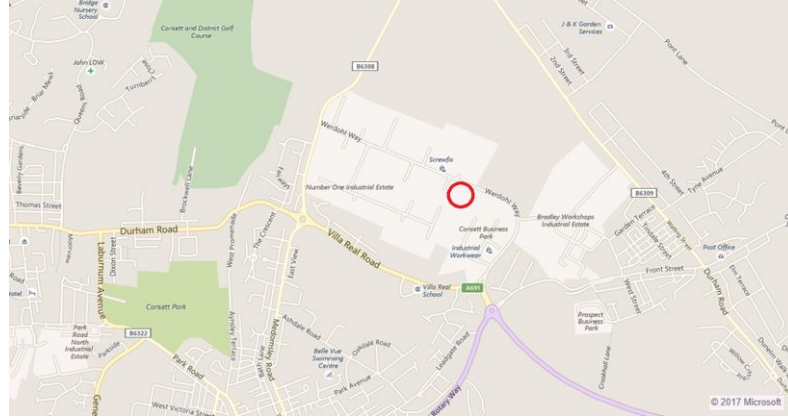
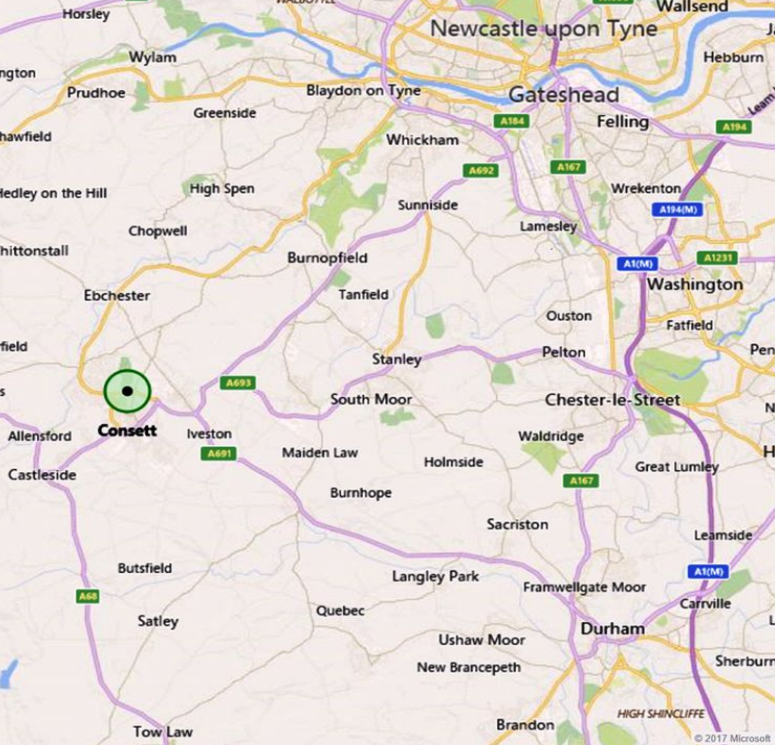
## UNITS 32A&B

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 doors 3.5m(w) by 4.6m(h)

**FACTORY / INDUSTRIAL UNITS**  
**5,113-10,234 SQFT (475-951 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

# UNITS 32A&B

## 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 units with fair faced brickwork and profile clad elevations. The roof is insulated profile metal clad. Each of the units comprises open plan production area / warehouse space to be let separately or as a combined unit. Unit 32A measures 5113 sqft (475 sqm) and Unit 32B is 5121 sqft (476 sqm) gross internal areas. Externally there are a number of parking spaces immediately adjacent the units 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 within Unit 32A.
- Profile metal clad dual pitched roof incorporating translucent rooflight panels.
- Floor mounted mains gas heater to Unit 32A production area.
- 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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