



TO LET

BLOCK 28 WERDOHL BUSINESS PARK

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

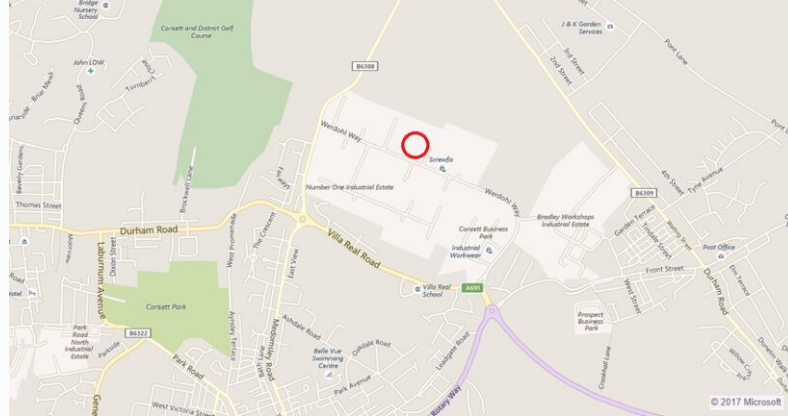
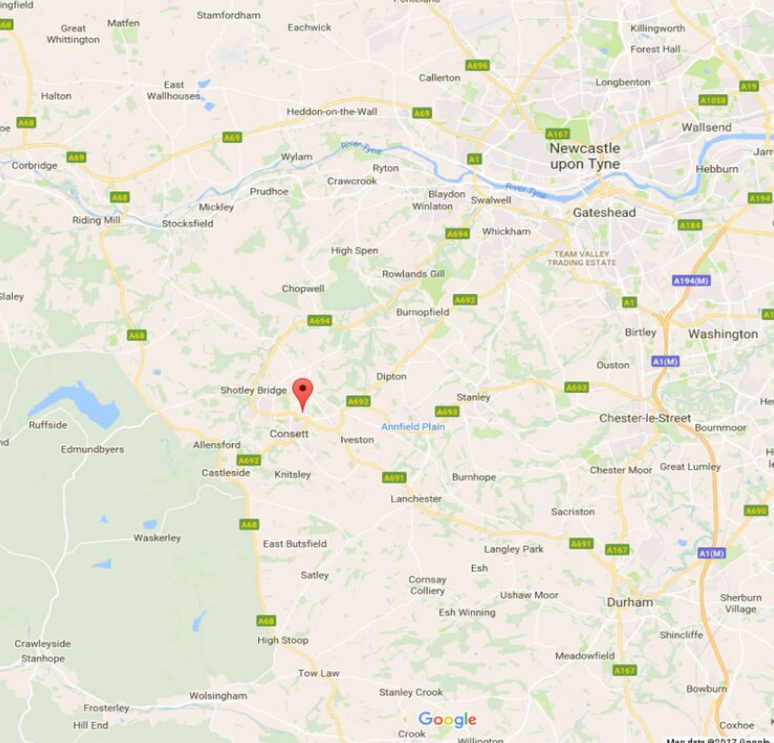


- Refurbished industrial units
- Electric loading doors
- Glazed frontages
- Bus routes nearby
- Loyal local workforce
- Courtyard setting



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REFURBISHED INDUSTRIAL UNITS
1,592 sq ft (148 sq m)



TRAVEL DISTANCE

	Miles	Mins	Transport
A1 Durham	15.0	25	cAR
A1 Team Valley	12	24	Car
A1 Chester le Street	13	24	Car
Durham City Centre	12.7	21	Car
Newcastle City Centre	14.3	31	Car

Source: theAA.com

BLOCK 28

WERDOHL BUSINESS PARK, NUMBER ONE INDUSTRIAL ESTATE, CONSETT, COUNTY 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

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 double width aluminium doors located to the front of each property or via electrically operated loading bay 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
- 3 Phase electricity supply
- Glazed frontages
- Loading door access at the rear

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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