



TO LET

**UNIT 20
NUMBER ONE INDUSTRIAL ESTATE,
CONSETT, CO. DURHAM DH8 6SS**



- **Established location near to town centre**
- **Bus routes nearby**
- **Loyal local workforce**
- **Service yard / car-parking**
- **Expansion land available (by negotiation)**
- **Front lobby & office areas**

FACTORY / WAREHOUSE UNIT
15,015 sq ft (1,395 sq m)



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 20

NUMBER ONE INDUSTRIAL ESTATE, CONSETT, CO. DURHAM



DESCRIPTION

A detached unit of steel framed construction with brick/blockwork and profiled metal sheeting walls with insulated profiled metal sheeting roof incorporating translucent rooflights. The minimum internal clear height is circa 3.6m rising to 7.0m at the apex. There is a single electrically operated loading door (4.0m width by 3.6m height). The Ground Floor comprises Reception Lobby, 2no. Offices (538 sqft / 50 sqm), Office WC's, Production Area with male/female WC's. Factory heating (warm air gas fired heaters) is provided and fluorescent lighting is installed. Parking is available at the front of the unit. Additional expansion land (c. 0.22 Ha) is available by separate negotiation.

SPECIFICATION

- Brickwork / blockwork cavity walls
- Insulated wall and roof cladding
- Insulated sectional panel loading door (4.0m width by 3.6m height)
- 2no gas fired warm air space heaters to factory
- Production area fluorescent lighting

EPC

The property has a current Band D (82) EPC Rating. A copy of the certificate and report can be provided upon request.

LOCATION

The premises are located within the popular Number One Industrial Estate. The estate can be accessed via main trunk roads including the A691 Durham road, A692 Gateshead road and A693 Chester-le-Street road. The estate is approximately 1/2 mile from Consett town centre. A local bus service runs along Werdohl Way through the estate.

TERMS

The landlord is offering a new tenant Full Repairing and Insuring lease for a term length to be negotiated. Rent Reviews will be incorporated every 3 or 5 years (dependent upon the lease length negotiated). The landlord insures the building and recharges an insurance rent to the tenant to cover the premium. The tenant is responsible for all repairs and decoration (external & internal). The tenant contributes an apportionment towards the landlord's annual costs of estate common area upkeep.

VIEWING / FURTHER INFO

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



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

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