

MUSSON LIGGINS

COUNTY DURHAM


UNIT 24 NUMBER ONE INDUSTRIAL ESTATE

P.O.A

11,391.42 m² (122,617 ft²)

FOR SALE

Manufacturing Facility
Sited in No.1 Industrial Estate

 Unit 24, Number One Industrial Estate, Consett, County Durham, DH8 6SR

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Unit 24,
Number One Industrail Estate,
Consett,
County Durham,
DH8 6SR



LOCATION

The subject property is located prominently on Number One Industrial Estate in Consett, a town in County Durham, England, about 14 miles south-west of Newcastle upon Tyne. The county also borders Cumbria to the west, North Yorkshire to the south, and Tyne and Wear and Northumberland to the north.

A large area of development has taken place during 2013–2014 and Consett has become a commuter town due to its convenient location between Durham and Newcastle. Number One Industrial Estate contains a range of industrial/workshop units in Consett, other major occupiers include Legrand Electric, CAV Systems, Howden Joinery, Screwfix and Wolseley Group.

The wider area of Consett benefits from amenities such as shops, pubs and night clubs that also serve several villages in its immediate surroundings, some such as Shotley Bridge and Blackhill.

DESCRIPTION

The premises comprise of a modern detached steel portal frame industrial building with part profile clad elevations and roof. The roof is insulated in profile clad with the main premises providing open plan production/warehouse accommodation, with both open plan and cellular offices together with a reception area located at ground floor level.

Internally, the premises comprise of a main steel portal frame factory warehouse constructed to a minimum eaves height of approximately 5 metres, together with a later additional steel portal frame warehouse with a minimum eaves height of approximately 9 metres. The premises are utilised as an Aerospace manufacturing facility and incorporate a number of over head cranes, utilised as part of the manufacturing process.

Externally, the premises also benefit from a rear yard area with access to loading doors together with additional areas of rear storage. To the front elevation is a dedicated parking area, providing in excess of 100 spaces for staff and visitors.

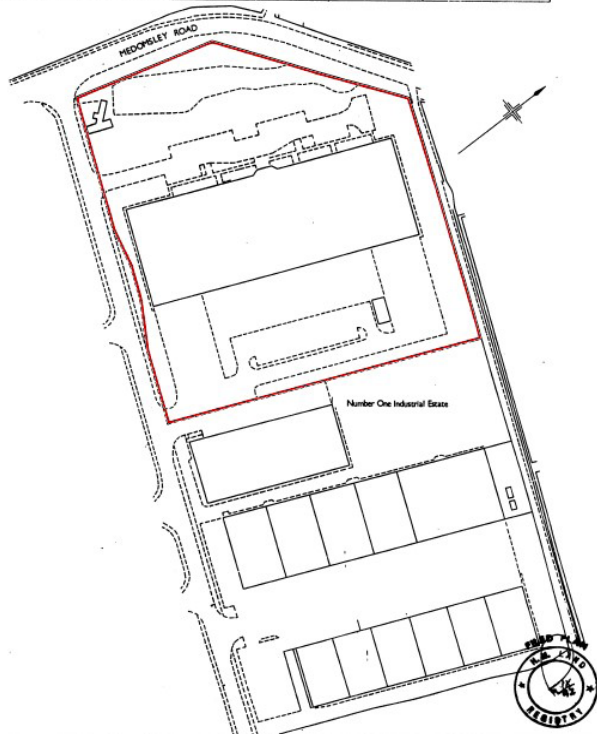


Gross Internal Areas	M ²	Ft ²
Ground Floor Warehouse	9,928.18	106,867
Ground Floor Offices	731.62	7,875
First Floor Offices	731.62	7,875
Mezzanine Floors	108.18	1,164
Total (exluding Mezzanine)	11,391.42	122,617



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H.M. LAND REGISTRY		TITLE NUMBER DU180793	
ORDNANCE SURVEY PLAN REFERENCE	NZ 1152	SECTION D	Scale 1/1250 Enlarged from 1/2500
COUNTY DURHAM	DISTRICT DERWENTSIDE		© Crown copyright 1987



This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 07 September 2023 at 14:55:18. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Durham Office.

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PROPOSED TERMS

It is envisaged that a new Lease will be entered into on the following basis

The Property	Unit 24, Number One Industrial Estate, Consett, County Durham, DH8 6SR
The Tenant	Gardner Aerospace (Holdings) Limited
Term	15 years
Rent	£430,000 (Four Hundred and Thirty Thousand Pounds) Per Annum Exclusive (£3.50 psf)
Rent Review	5 yearly to OMV
Repairs	Full Repairing and Insuring

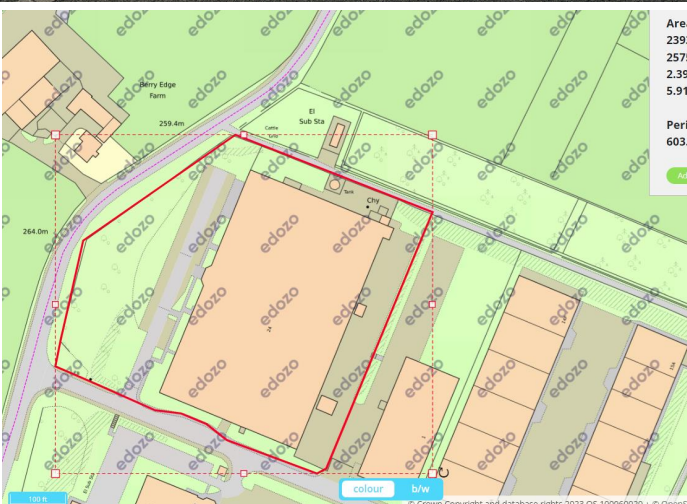
COMPANY PROFILE - GARDNER AEROSPACE (HOLDINGS) LIMITED

Gardner Aerospace are one of the largest international independent manufacturers of aerospace parts, currently employing 1,700 people across nine manufacturing sites and operating from the UK, France, Poland, India and China, with the current Headquarters being located in Derby.

Gardner are an Airbus Tier One D2P Partner and Supplier Council Member and specialise in providing comprehensive manufacturing capabilities and process approvals to the Aerospace industry.

The facility in Consett is currently utilised for very long bed machining, fabrications, heat treatment, together with adonising and paint capabilities.

Further financial information is available on request.



BUSINESS RATES

Rateable Value: **£340,000**

This is not the amount you will pay. For further information regarding rates payable and small business rates relief, please contact Durham County Council.

TENURE

Long Leasehold

Date	22nd July 1992
Term	125 years from 8th July 1992
Rent	Peppercorn.

PLANNING

We understand that the property has Planning Consent for its existing use. For further information on planning and use, please contact Durham County Council Planning Control Department.

EPC (ENERGY PERFORMANCE CERTIFICATES)

A copy of the existing building's Energy Performance Certificate can be obtained from the Agents.

PRICE

P.O.A

Subject to the occupational tenancy to Gardner Aerospace (Holdings) Limited.

SERVICES

We understand that electricity and water are connected to the premises however we recommend that interested parties contact the relevant service providers to confirm this.

VAT

Prices are quoted exclusive of Value Added Tax (VAT).

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

FURTHER INFORMATION

Further information is available on request to include the following:

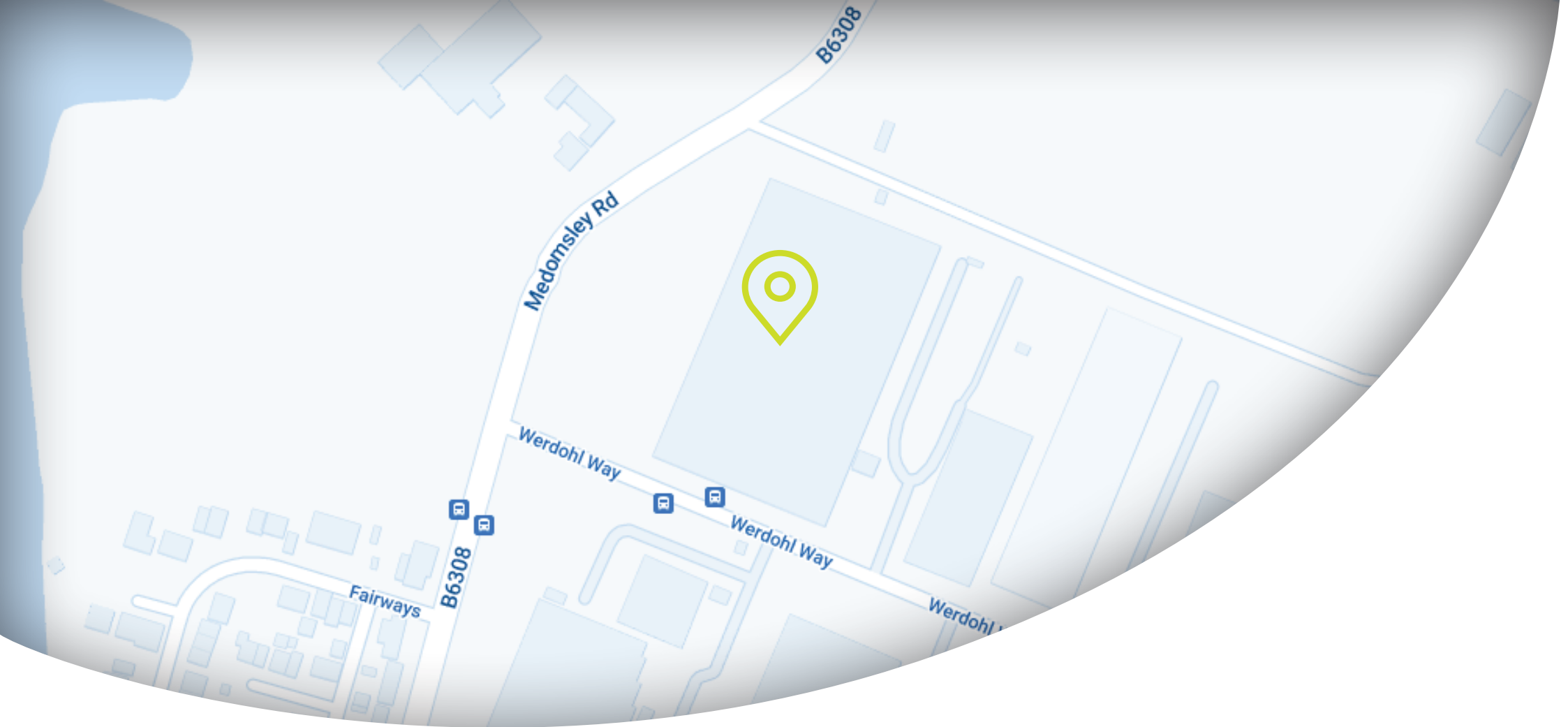
- I. Title documentation
- II. Unaudited management accounts for Gardner Aerospace (Holdings) Limited
- III. Site plans
- IV. EPC rating

VIEWING

Strictly by prior appointment with the Sole Agents Musson Liggins Ltd.

CONTACT

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Matthew@mussonliggins.co.uk



MISREPRESENTATION

While every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time.

MUSSON LIGGINS



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Beeston, Nottingham NG9 2PA



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Property services we offer include; Sales and Lettings of Commercial and Investment Properties, Acquisition and Property Investment Advice, Red Book Valuations, Rent Reviews, Lease Renewals, Landlord and Tenant Advice.

If you would like to discuss any property related matter, do not hesitate to contact our friendly and professional team.



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DIRECTOR

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