



## UNITS 1-4 BESSEMER COURT, HOWNSGILL INDUSTRIAL ESTATE, CONSETT, COUNTY DURHAM, DH8 7NN

- **New Industrial units**
- **Gross Internal Area from 94.50 sq m (1017 sq ft)**
- **Complete May 2024**
- **Rents from £9,500 per annum plus VAT**

## New Industrial Units To Let

### LOCATION

Consett is a popular market town located approximately 12 miles south-west of Newcastle upon Tyne and 11 miles north-west of Durham.

The town has seen a significant amount of residential and commercial development over recent years. Outline planning consent has been granted for the construction of a new hospital and other commercial and residential developments.

The property is situated on Hownsgill Industrial Estate, which is part of a 700 acre mixed use site. Other occupiers nearby include JT Doves, Go North East Bus Depot, and Absolute Civil Engineering.

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**[www.youngsrps.com](http://www.youngsrps.com)**

**youngsRPS**   
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

## DESCRIPTION

The properties are currently under construction and will comprise a terrace of steel portal frame buildings under a mono-pitched roof with composite wall and roof panels and blockwork internally up to 900 mm high.

Glazed panels to the front elevation will allow natural light into the building, with the windows, doors and rainwater goods benefitting from a powder coated finish. Internally, the space will include an accessible w.c. and the building will also benefit from an electronically operated loading door.

The property has planning consent for light industrial use.

The units will benefit from solar panels on the roof with energy being supplied to the tenant by way of a Power Purchase Agreement. Further details available on request.

## ACCOMMODATION

The properties will have a gross internal area as follows:

Unit 1	120.77 sq m	(1300 sq ft)
Unit 2	94.50 sq m	(1017 sq ft)
Unit 3	95.85 sq m	(1032 sq ft)
Unit 4	122.50 sq m	(1319 sq ft)



Unit under construction

## TERMS

The properties are available to let on a full repairing and insuring basis for a term of years to be agreed.

## SERVICES

We understand that mains gas, three phase electricity, water and drainage will be connected to the property.

The property will also benefit from 24/7 CCTV monitoring and maintenance of the common areas of the estate, for which a service charge will be recovered from the tenant.

## RATEABLE VALUE

The property will be assessed for business rates purposes on completion of construction. It is anticipated that tenants may benefit from Small Business Rates Relief.

## RENT

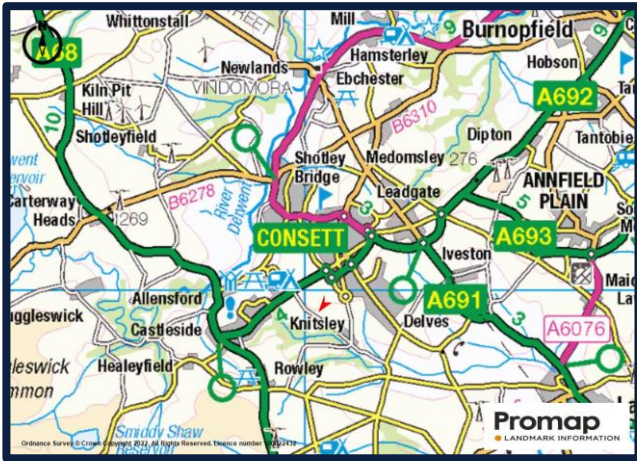
The units are available to let at the following rents:

Unit 1	£11,500 per annum
Unit 2	£9,500 per annum
Unit 3	£9,500 per annum
Unit 4	£11,500 per annum

All figures quoted above are exclusive of VAT where chargeable.



Unit under construction



Location plan

There is a service charge to cover the maintenance of the common parts of the estate and CCTV. VAT is payable on the rent, insurance and service charge.

#### LOCAL AUTHORITY

Durham County Council, County Hall, Durham.

Tel: 03000 260000

#### VIEWING

Strictly by appointment with sole agents, YoungsRPS.

#### ENERGY PERFORMANCE CERTIFICATE

The properties will be assessed for their EPC Rating on completion of the development.

#### CODE OF PRACTICE FOR COMMERCIAL LEASES

The Code of Practice for Commercial Leases in England and Wales recommends parties intending to enter into leases should seek advice from professionals or lawyers at an early stage. The Code is available through professional institutions and trade associations or through the website [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)

#### Particulars prepared March 2024

Completion of construction is expected May 2024.

*Note: photographs on the particulars are of similar properties in the development. The properties are currently under construction.*

YoungsRPS is registered in England no: 08979919. Registered office Myenza Building, Priestpopple, Hexham, Northumberland, NE46 1PS

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