



**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)**
- **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.

Tel: 0191 2610300

www.youngsrps.com

youngsRPS 
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

DESCRIPTION

The properties comprise a newly built pair of semi-detached, 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 allow natural light into the building, with the windows, doors and rainwater goods benefitting from a powder coated finish. Internally, the space includes an accessible w.c. and the building also benefits from an electronically operated loading door.

The units have planning consent for light industrial use.

The units also 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 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)



The units

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 are available 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 will benefit from Small Business Rates Relief.

RENT

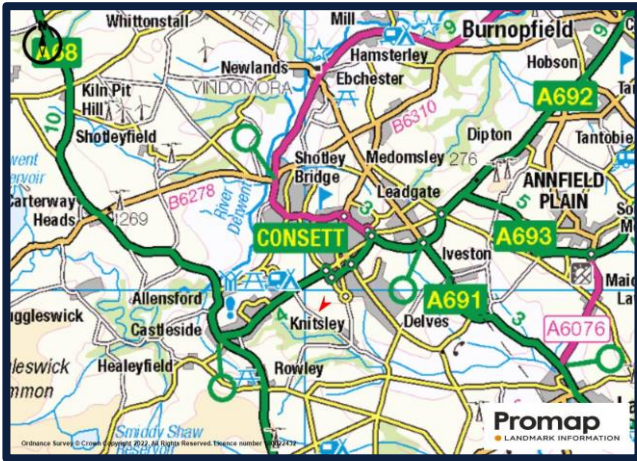
The units are available to let at the following rents:

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.



The units



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

Particulars amended July 2024

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

YoungsRPS (and their joint agents, if appropriate) for themselves and for the Vendor/Lessor of this property for whom they act give notice that:

1. The information contained in these particulars is intended as a general outline only for the guidance of intending purchasers or tenants and neither YoungsRPS (nor their joint agents, if appropriate) nor the Vendor/Lessor on whose behalf these particulars are provided, accept any responsibility for any inaccuracies the particulars may contain and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves by inspection or otherwise as to their accuracy.
2. All Floor areas and measurements are approximate.
3. These particulars do not form part of any offer or contract. They contain in some instances, statements of opinion, or we have relied upon information provided by others. The information should be verified by you on inspection or your solicitor.
4. Neither YoungsRPS (nor their joint agents, if appropriate), nor any of their employees has any authority, either orally or in writing to make or give or imply any representations or warranty in relation to the property.