

TO LET OR MAY SELL

Consett Business Park, Villa Real, Consett, DH8

6BP

Factory/Warehouse Building

1,584.6m² (17,058 sq.ft)



D J H GROUP PREMISES

Consett Business Park, Villa Real, Consett, DH8 6BP

- Popular established business park close to Consett Town Centre
- Modern detached factory unit with expansion space
- Internal clear height: 3.65m rising to 5.5m
- Attractive two storey office and welfare block
- 2 No. Electric insulated sectional loading doors
- Rent £102,500 per annum

DESCRIPTION

This modern detached factory unit occupies a prominent position facing the Villa Real roundabout on the perimeter of the Consett Business Park, less than a mile from Consett Town Centre, 14 miles from Newcastle City Centre and 12 miles from J63 of the A1(M) at Chester Le Street.

The original part of property was built around 16 years ago and has had two extensions added over the intervening period to increase the factory space.

Each section is of steel portal frame construction with elevations of composite cladding construction with feature glazing and flat composite panels to the two storey office/welfare block. The roof areas are mono pitched with an insulated profile steel sheet covering incorporating double skin translucent rooflights to the factory space.

Internally the original building sits centrally between the two extensions and incorporates a two storey office, welfare and showroom block which provides a series of private and general offices along with a canteen and some stores.

The factory areas have concrete floors throughout and an internal clear height of 3.65m rising to 5.5m at the highest point and there are 2 no. insulated sectional loading doors, each 3.5m wide x 3.15m high.

Externally the property has a small, enclosed yard area to the original building together with a large car park to the west providing space for 27 vehicles. The remainder of the site comprises unsurfaced landscaping enclosed by steel palisade fencing, offering scope for further extension/development or additional parking/hardstanding.

SERVICES

The property benefits from all mains services including a good sized three phase electricity supply. Lighting to the premises is by way of LED fittings and heating/cooling to the office area is by way of ceiling fitted electric heating/cooling units and to the factory area by ceiling hung gas fired warm air blowers.





ACCOMMODATION

DESCRIPTION	M ²	SQ.FT
Ground floor offices, welfare & showroom	270.4	2,911
First floor offices & welfare areas	268.8	2,893
Centre factory area	460.5	4,957
East factory area	265.0	2,853
Entrance corridor	61.2	659
West factory area	258.7	2,785
Total	1,584.6	17,058
Site area	1.136 Ha	2.8 acres

ENERGY PERFORMANCE RATING

The building has an Energy Performance rating of B48.

RATEABLE VALUE

The property has a rateable value of £52,500 which equates to a current rates payable of £26,880.

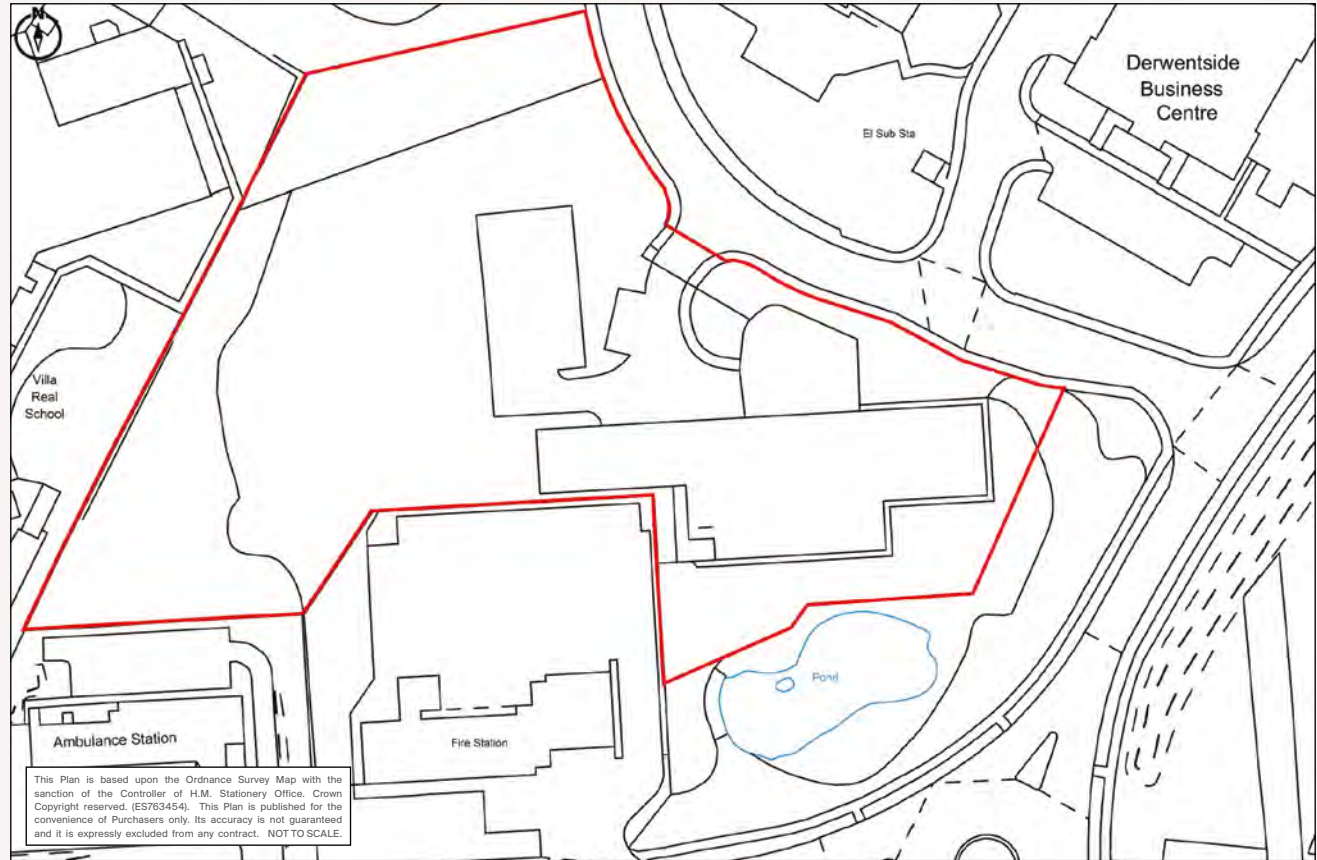
VAT

All rents and charges are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate.

TERMS

The property is offered to let by way of a new full repairing and insuring lease for a term of years to be agreed at a rent of £102,500 per annum.

Alternatively, our clients may consider a sale of their virtual freehold interest (999 years) at a price to be agreed.



For further details please contact:



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