FOR SALE



Former Evans Halshaw DAF, Drum Road, Chester-le-street DH3 2AF

Rare Freehold opportunity

1.62 Hectares (4 Acres)

- ✓ Former Truck Service Workshop & Sales Depot
- On substantial 1.62 hectare (4 acre) site
- Front Building 11,122 sq ft
- Rear building 21,565 sq ft
- ✓ Offers in excess of £1.75m
- ✓ 4.5m to 5.4m min eaves







DESCRIPTION

To the front of the site is an older style workshop accessed via 7 surface level roller shutter doors with ancillary offices, welfare areas and mezzanine stores. To the rear there is a modern steel framed workshop clad in profile sheeting incorporating five inspection pits, an AmbiRad heating system, 13 roller shutter doors and an office and parts area over three levels.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Front Building -	6,405	595
Workshop/Reception		
Front Building - Ground Floor	2,586	240
Offices/Welfare		
Front Building - First Floor	2,131	198
Stores/Mezzanines		
Total	11,122	1,033
Rear Building - Workshop	10,777	1,001
Rear Building - Ground Floor	4,606	428
Offices		
Rear Building - First Floor	4,060	377
Welfare/Stores		
Rear Building - Basement Stores	2,668	248
Total	21,565	2,003
Total	1.62	4

The buildings lie on an site of some 1.62 hectares, 4 acres or thereabouts much of which is surfaced with a combination of concrete, tarmac and blockwork offering a rare opportunity for external vehicle or stock storage.

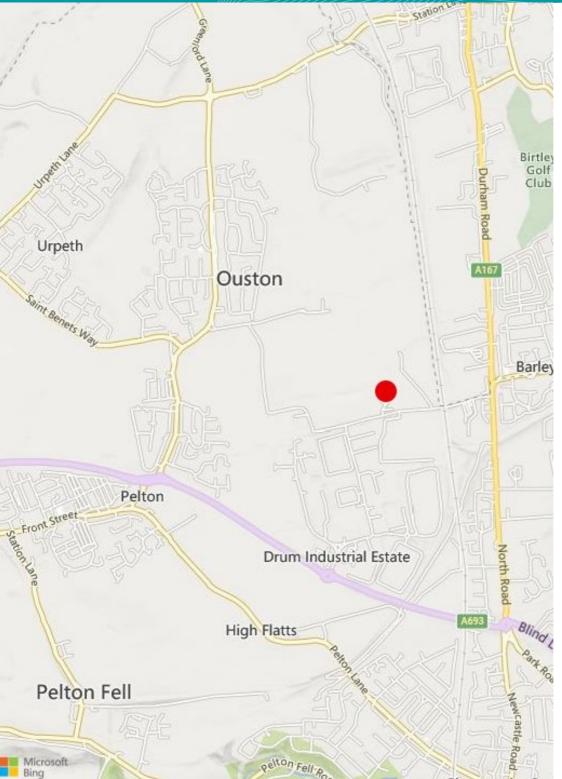
LOCATION

Located on Drum Road close to the A167 Durham Road access to Drum Industrial Estate. A second estate entrance is provided to the south off the A693. Connections to the trunk road network are excellent with the A1M J63 approximately 1.5 miles to the south and J64 circa 2 miles to the north west.

Drum Industrial Estate is a well established distribution and manufacturing location. The site backs on to Dobbies and nearby occupiers include Parcelforce, Coop, Batleys and Komatsu.



Former Evans Halshaw DAF, Drum Road, Chester-le-street DH3 2AF



TERMS

Freehold - Offers in excess of £1,750,000.

BUSINESS RATES

The Rateable Value is £92,000.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

EPC

Workshop and Office Block - C Old Building - F

lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. Regulated by RICS 25-Mar-2024

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



Mr Andrew Wright 0191 338 8320 awright@lsh.co.uk

Niall Combe 07843 818340 ncombe@lsh.co.uk