
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 - Workshop/Reception	6,405	595
Front Building - Ground Floor Offices/Welfare	2,586	240
Front Building - First Floor Stores/Mezzanines	2,131	198
Total	11,122	1,033
Rear Building - Workshop	10,777	1,001
Rear Building - Ground Floor Offices	4,606	428
Rear Building - First Floor Welfare/Stores	4,060	377
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.





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

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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