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## TO LET: Office / Retail opportunity

Gibside, Chester-le-Street, DH2 2TT

Total size : 84 sq. m (905 sq. ft.)



**Former Karbon Homes office**

**Suitable for variety of uses**

(subject to consent)

**RENT : £6,500 pax**

**Unit 2, Gibside Retail Parade, Chester-le Street**

-Easily accessed via Gibside and A167

-Located in established trading location

-1 Mile from Chester-le-Street market place

-Former office space with ample on-site Car Parking

## Description

The overall building is constructed with brick elevations under a pitched tiled roof covering. A reinforced concrete ramp located to the northern elevation provides access to the first floor residential accommodation which appears to be independent of the retail units. Each retail unit is understood to provide ground floor accommodation only.

It is rectangular in shape and comprises a reception/waiting area, partitioned staff kitchen and separate store/ server room. Accessible WC facilities are included towards the rear of the unit.

The fit out includes suspended ceilings, recessed lighting and carpet floor coverings. To the front elevation, there is a partial glazed display frontage with manual external roller shutter doors. Wall mounted electric space heaters are included. The rear personnel access door opens up into a service/ loading area.

### The unit is fitted to include the following;

- Staff kitchen/canteen facilities
- Electricity and water supply
- Prominent frontage onto major Metro station
- Accessible W/C
- Recessed strip lighting



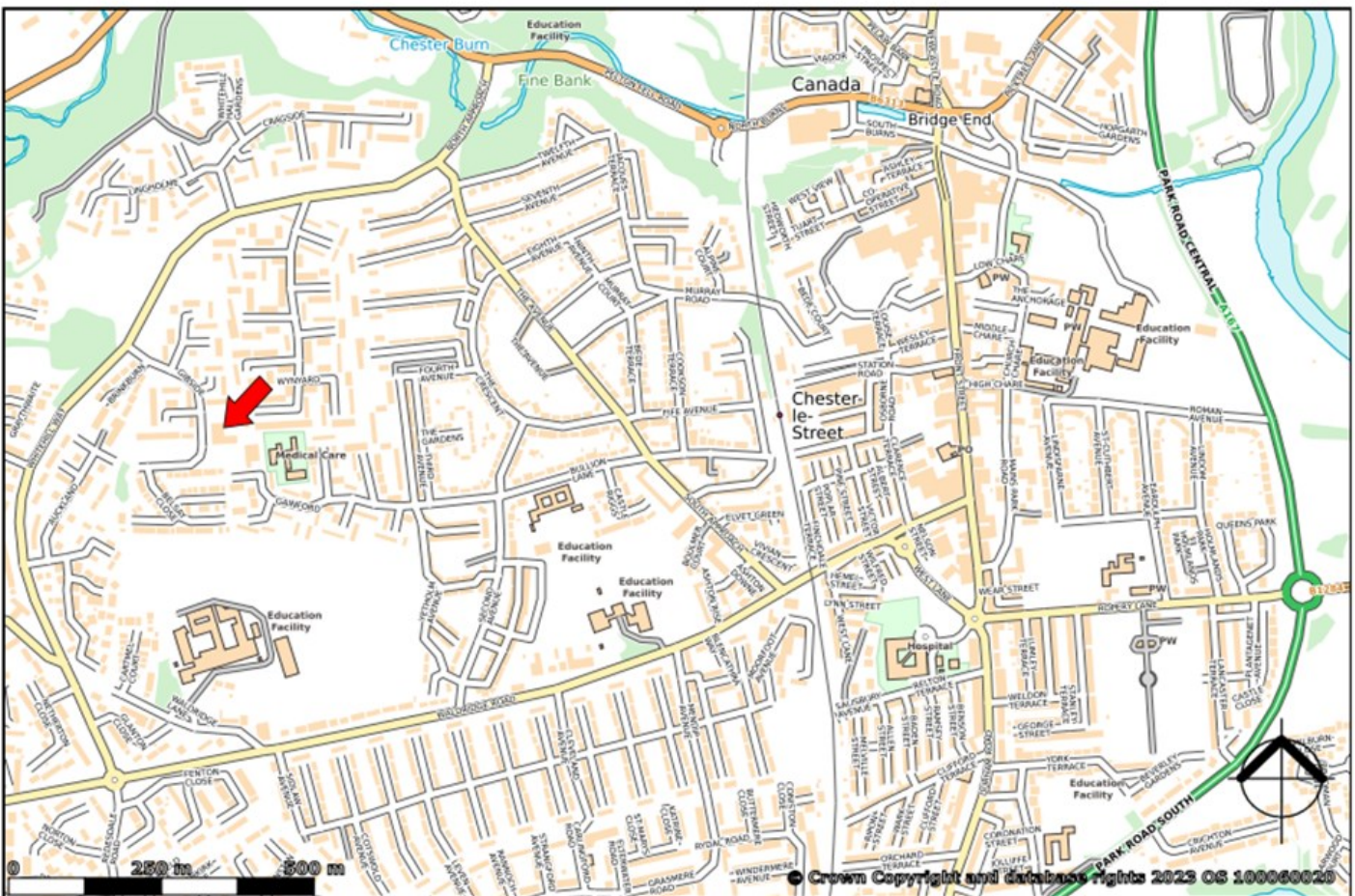
## Location

The Subject Property is situated circa one mile west of Chester le Street town centre, in a predominantly residential area that is characterised by 1960/70's bungalows and semi-detached properties, alongside new build developments of semi-detached and detached properties.

The Property forms part of a small retail parade of six units with residential accommodation above. Neighbouring commercial occupiers include a Dental Practice, Convenience Store and Takeaway.

The Subject is accessed via the roadway known as Gibside, with car parking provided to the northern boundary of the overall site.

Below is a map showing the location of the Property in the context of Chester le Street:



created on **edoza**

Plotted Scale - 1:10,000

## Accommodation

The property has the following Net Internal Area:

Accommodation	Sq. m	Sq. ft.
Main floor area	84	950
<b>Total</b>	<b>84</b>	<b>950</b>

## Services and EPC

The Government Energy Performance Register has the property rated: 103 E.

## Terms

The unit is available to let for an agreed term at £6,500 rent per annum.

## Service Charge

N/A

## VAT

All figures within these terms are exclusive of VAT where chargeable.

## Legal Costs

The Tenant is responsible for both parties legal costs incurred within this transaction.

## Contact Details, Viewing and Further Information

Viewing strictly by sole agents BNP Paribas Real Estate:



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Subject to Contract November 2023

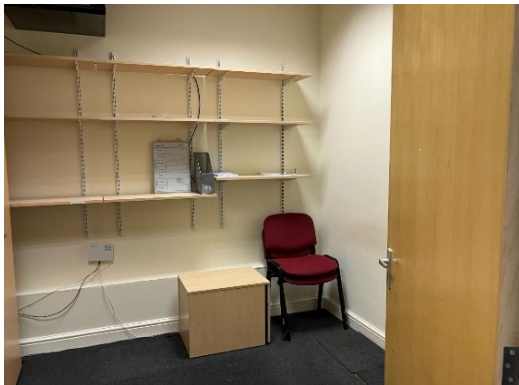
## Additional photographs



Front Elevation



Rear Elevation



Store/ Office/ Server Room



Car Parking

## Title Plan

