



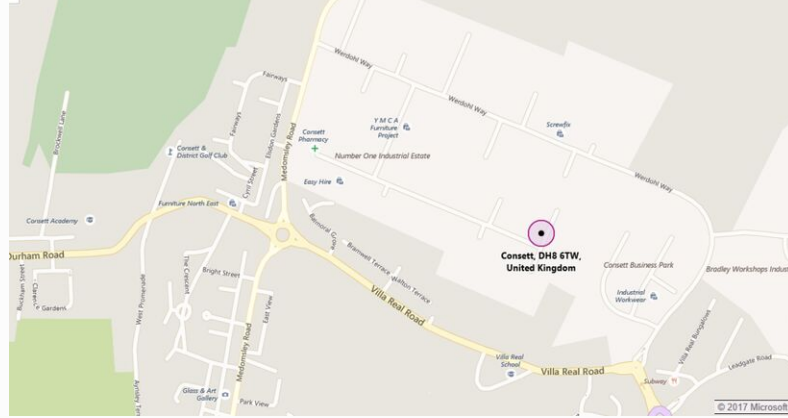
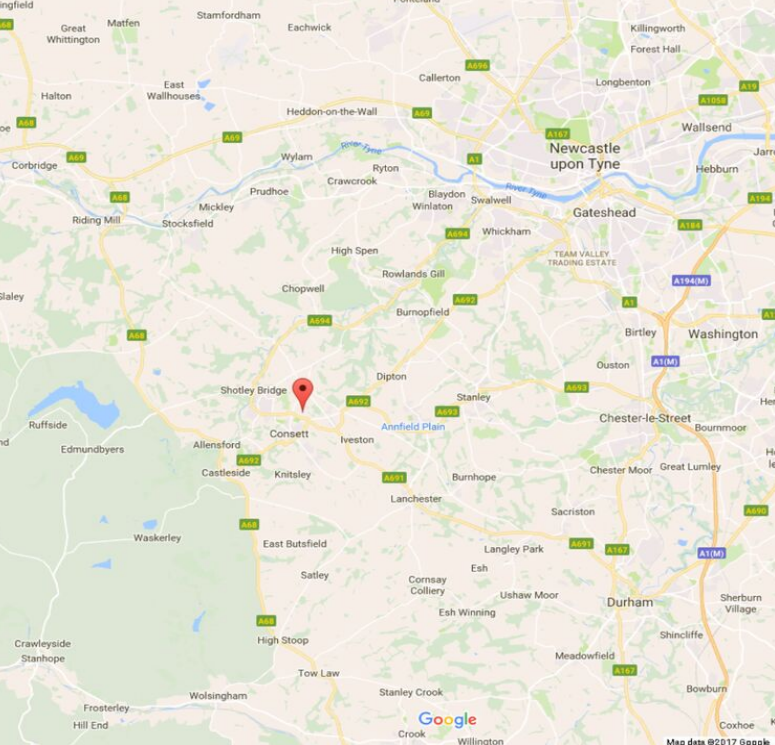
TO LET

UNIT 44

**NUMBER ONE INDUSTRIAL ESTATE, CONSETT,
COUNTY DURHAM DH8 6TW**



- Recently refurbished
- Mains gas and 3 Phase electricity
- LED lighting throughout
- Front reception and offices
- Loading door 3.6m (h) by 4.0m (w)
- Internal height 3.9m to 7.4m



TRAVEL DISTANCE

	Miles	Mins	Transport
Durham City Centre	13.6	25	Car
Newcastle City Centre	15.9	31	Car
Sunderland City Centre	25.6	46	Car

Source: theAA.com

UNIT 44

NUMBER ONE INDUSTRIAL ESTATE, CONSETT, COUNTY DURHAM



LOCATION

The estate can be accessed via the A691 or A692 and is approximately 3/4 mile north of Consett town centre. The estate is 13 miles from Durham City and is 9 miles from the A1/A692 junction at Team Valley.

DESCRIPTION

Modern detached unit of steel framed construction with brick/blockwork and profiled metal cladding elevations. The insulated pitched roof is of profiled metal sheeting with translucent panels providing natural light. The unit benefits from a reception area and offices to the front of the property. LED lighting is provided throughout. The production area amounts to 12,957 sq ft (1,204 sq m) with offices/reception/WC's amounting to 2,001 sq ft (186 sq m) providing a Gross Internal Area of 14,958 sq ft (1,391 sq m)

SPECIFICATION

- Mains gas and 3 Phase electric
- LED lighting throughout
- Front reception and offices
- Loading door 3.6m (h) by 4.0m (w)
- Internal height 3.9m to 7.4m

LEASE TERMS

- Full repairing lease. Term length negotiable
- Rent reviews every 3/5 years subject to length of lease
- Landlord insures the building and recovers the premium from the Tenant
- Estate Services Rent payable
- Rent payable quarterly in advance

EPC

A Copy of the Energy Performance Certificate is available upon request.

VIEWING / FURTHER INFO

Please contact Northern Trust to arrange a viewing or for further information.



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