TO LET

UNIT 45

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

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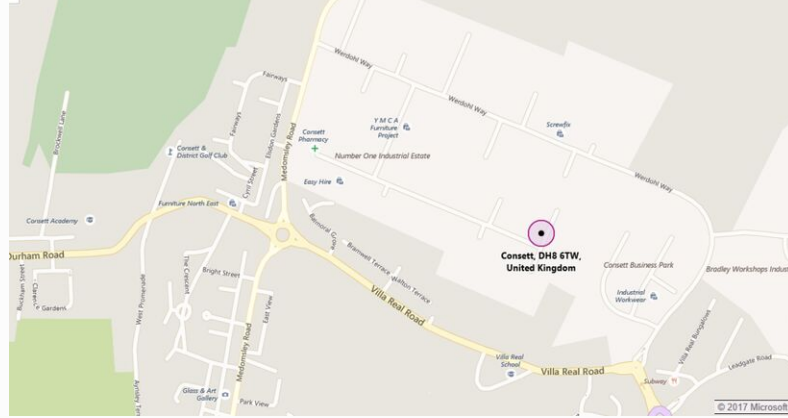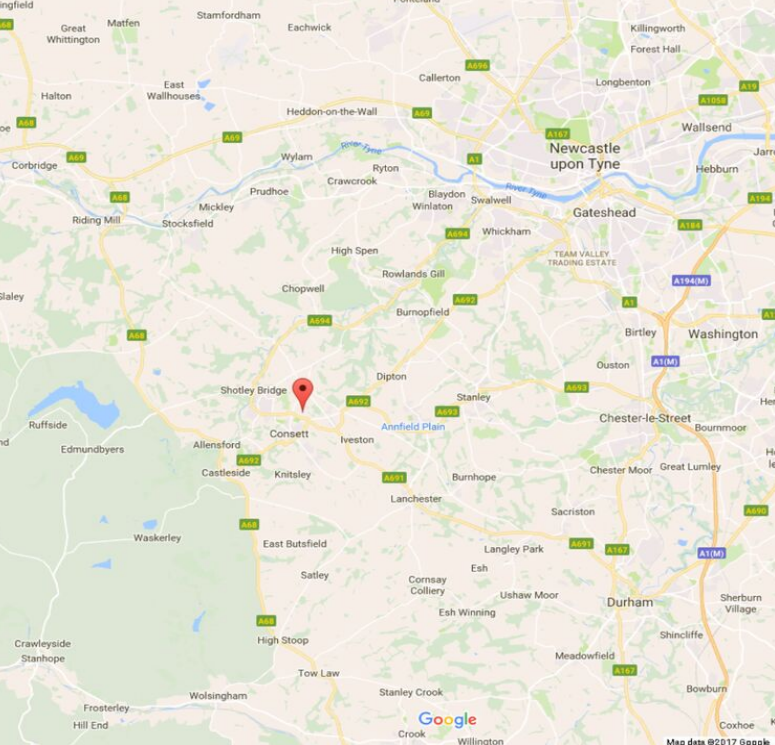- Loading door 3.6m (h) by 4.0m (w)
- Internal height 3.9m to 7.4m

DETATCHED WAREHOUSE UNIT
29,688 sq ft (2,758 sq m)

TRAVEL DISTANCE

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

Source: theAA.com

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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 insulatd pitched roof is 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 27,111 sq ft (2,519 sq m) with offices/reception/WC areas of 2,577 sq ft (239 sq m) providing a Gross Internal Area of 29,688 sq ft (2,758 sq m).

SPECIFICATION

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

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.

NORTHERN TRUST
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