



TO LET

WERDOHL BUSINESS PARK

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



- Established trading location
- Bus routes nearby
- Loyal local workforce
- Courtyard setting
- Variety of office / hybrid fit-outs
- 3 Phase electricity and mains gas

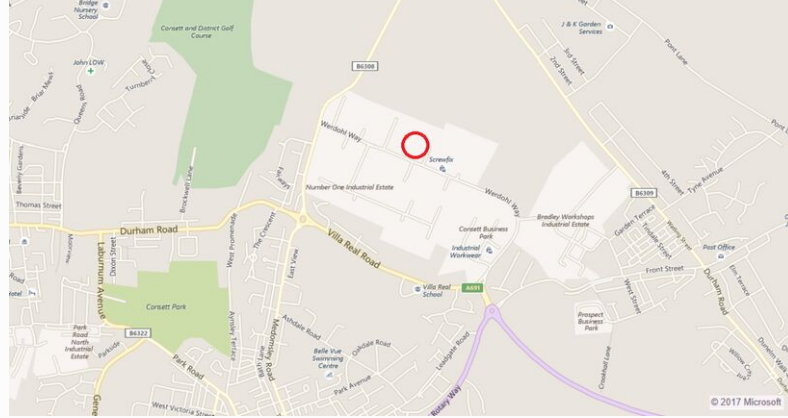
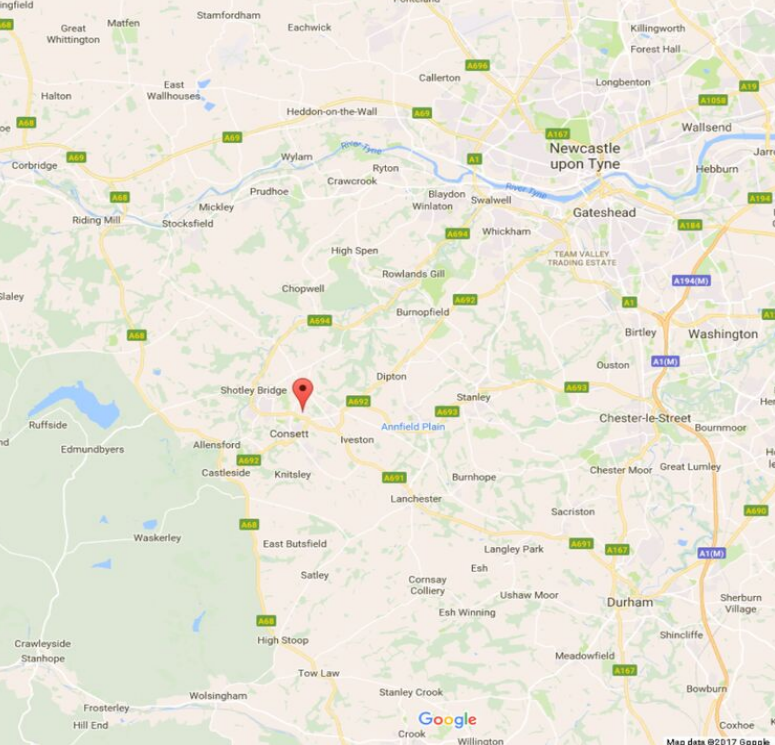
OFFICE / HYBRID UNITS

1,528 - 4,706 sq ft (142 - 437 sq m)



NORTHERN TRUST

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TRAVEL DISTANCE

	Miles	Mins	Transport
A1 Durham	15	25	Car
A1 Team Valley	12	24	Car
A1 Chester le Street	13	24	Car
Durham City Centre	12.7	21	Car
Newcastle City Centre	14.3	31	Car

Source: theAA.com

WERDOHL BUSINESS PARK

NUMBER ONE INDUSTRIAL ESTATE, CONSETT, COUNTY DURHAM



LOCATION

The estate can be accessed via the A691 or A692 and is approximately 1/2 mile from Consett town centre. Werdohl Business Park is located within the well established Number One Industrial Estate, Consett.

DESCRIPTION

Semi-detached and terraced units of steel framed construction with profiled metal sheeting front and rear elevations incorporating glazing and with rendered blockwork gable elevations. The roofs are mono pitched with an insulated metal sheet covering. Access is via single or double width doors located to the front of each property or via double steel doors located at the rear of each property. The units front onto block paved courtyards and the development is surrounded by landscaped areas.

SPECIFICATION

- Steel portal framed
- Insulated cladding walls front and rear with rendered blockwork gables
- Profile metal clad mono pitched roof
- Mains gas supply with most units having gas boilers and perimeter radiators
- 3 Phase electricity supply

TERMS

- A variety of leasing options are available
- Rent payable monthly in advance
- Rent deposit required
- Rent quoted includes the cost of external maintenance charges and building insurance
- Tenant responsible for internal maintenance plus repairs to doors and windows
- Principal Rent will increase by a fixed 3% per annum
- Tenant responsible for payment of VAT, rates and utility charges

EPC

Copies of individual certificates are available upon request.

VIEWING / FURTHER INFO

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



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