



TO LET

MEDOMSLEY ROAD WORKSHOPS

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



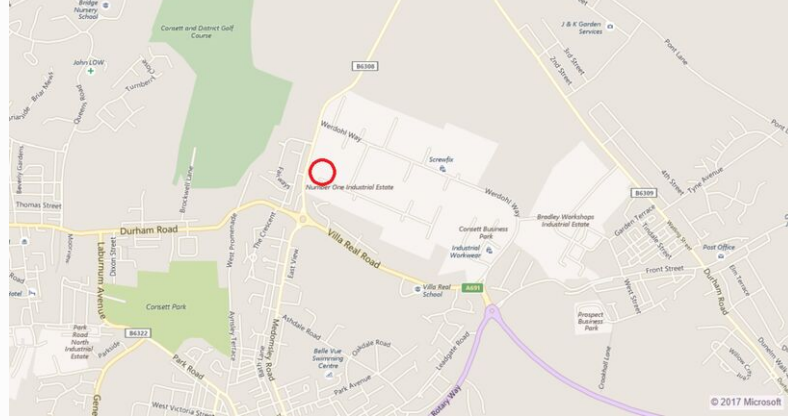
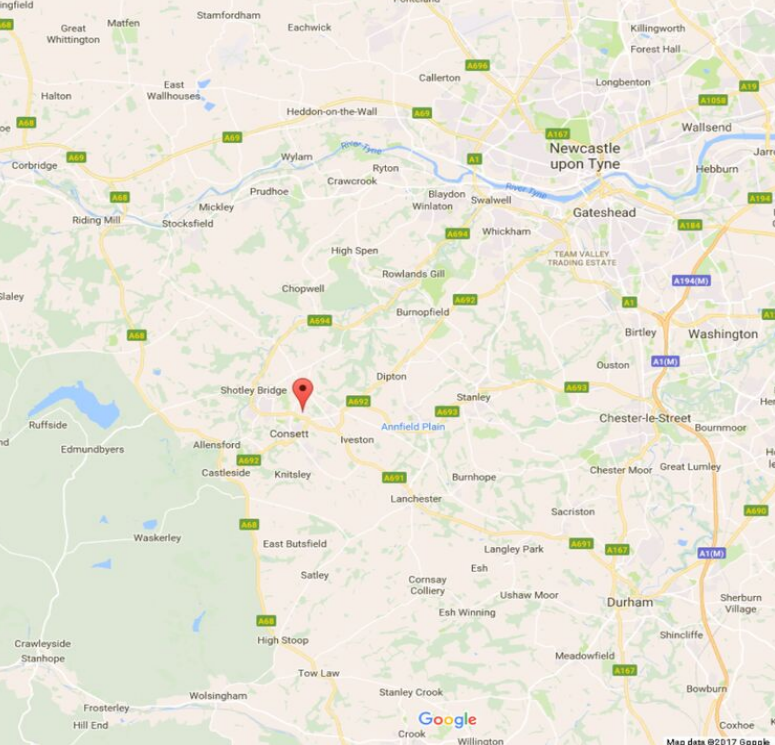
- Established location near town centre
- Bus routes nearby
- Loyal local workforce
- 3 Phase electricity
- Steel doorsets to personnel doors
- Security fencing with tenant controlled access gates

WORKSHOP / INDUSTRIAL UNITS
495 - 2,485 sq ft (46 - 231 sq m)



NORTHERN TRUST

WWW.NTRPROPERTIES.CO.UK



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

MEDOMSLEY ROAD WORKSHOPS

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LOCATION

The estate can be accessed via the A691 or A692 and is approximately 1/2 mile from Consett town centre. The properties are located within the south western corner of the estate.

DESCRIPTION

Blocks 7, 8 & 17 are terraced units with brick/blockwork and profiled metal sheet elevations and insulated metal sheet roofs with translucent panels providing natural light. Blocks 7 & 8 have insulated panel loading doors 3.3m (w) by 3.5m (h). Blocks 18 & 19 are terraced units with brick elevations and mono-pitched roofs covered with profiled metal sheeting with translucent panels providing natural light. Blocks 18 & 19 have steel bi-folding loading doors 2.6m (w) by 2.7m (h).

SPECIFICATION

- Blocks 7 & 8 have brickwork walls with the upper level overclad. Mono pitched clad roof.
- Block 17 steel framed with brick/blockwork walls with cladding above. Dual pitched clad roof.
- Blocks 18 & 19 have brick/blockwork walls. Mono pitched clad roof.
- Translucent rooflight panels to each unit.
- 3 Phase electricity supply.
- 2.4m steel palisade compound fencing with tenant controlled access gates.

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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