



TO LET

Available September 2026

Units 3 Angel Park Drum Industrial Estate DH2 1AQ

- Modern semidetached industrial unit
- Offices over 2 floors
- 15 dedicated car parking spaces
- Loading and service yard to the rear
- 1.5 miles from J63 A1(M)

SUBJECT TO CONTRACT

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Location

The property is located within Angel Park on Drum Industrial Estate, with access directly from Drum Road. Drum Industrial Estate has two entrances via the A693 and the A167, which in turn provide good access to the A1(M) at Junctions 63 and 64. Drum is an established distribution and manufacturing location with occupiers including Parcelforce, Co-op, Batleys and Bidfood.

Description

The property comprises a modern semidetached industrial unit of steel portal frame construction to a minimum eaves height of approximately 5.85 meters and 7.25m to the apex.

Elevations are of brick and blockwork at low level with insulated profile metal sheet cladding to elevations and the roof, which incorporates translucent roof lights. Offices are provided over 2 stories with WCs, kitchen, heated via a gas fired boiler to radiators.

Loading to the unit is via an insulated sectional up and over loading door 4.5m (w) x 5m (h) from a dedicated yard. To the front is a car park providing 15 spaces. The property also benefits from a three-phase electricity supply and the warehouse has gas heating.



Warehouse photo 2015

Accommodation

	sq m	sq ft
Warehouse	778.56	83,80
Ground FI Office	112.59	1,212
First FI Office	113.06	1,217
Total GIA	1,004.21	10,809

Terms

Available by way of a new full repairing and insuring lease for a term to be agree at a rent of £86,472.

Business Rates

According to the Valuation Office Agency website the property has Rateable Value of £35,250.

Services

We understand that the property is connected to all mains services.

VAT

All figures quoted are exclusive of VAT which may apply.

Energy Performance Certificate (EPC)

The property is being reassessed for EPC.

Anti-Money Laundering

Under UK regulations we are obliged to confirm the identity of all parties in an agency transaction. You may therefore be asked to provide appropriate documentation to enable us to complete online identity verification.

Viewing

Via Agents HTA Real Estate

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