

TO LET



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UNIT 44



UNITS 44 & 45, NUMBER ONE INDUSTRIAL ESTATE

CONSETT | COUNTY DURHAM | DH8 6SZ

DETACHED WAREHOUSE UNITS

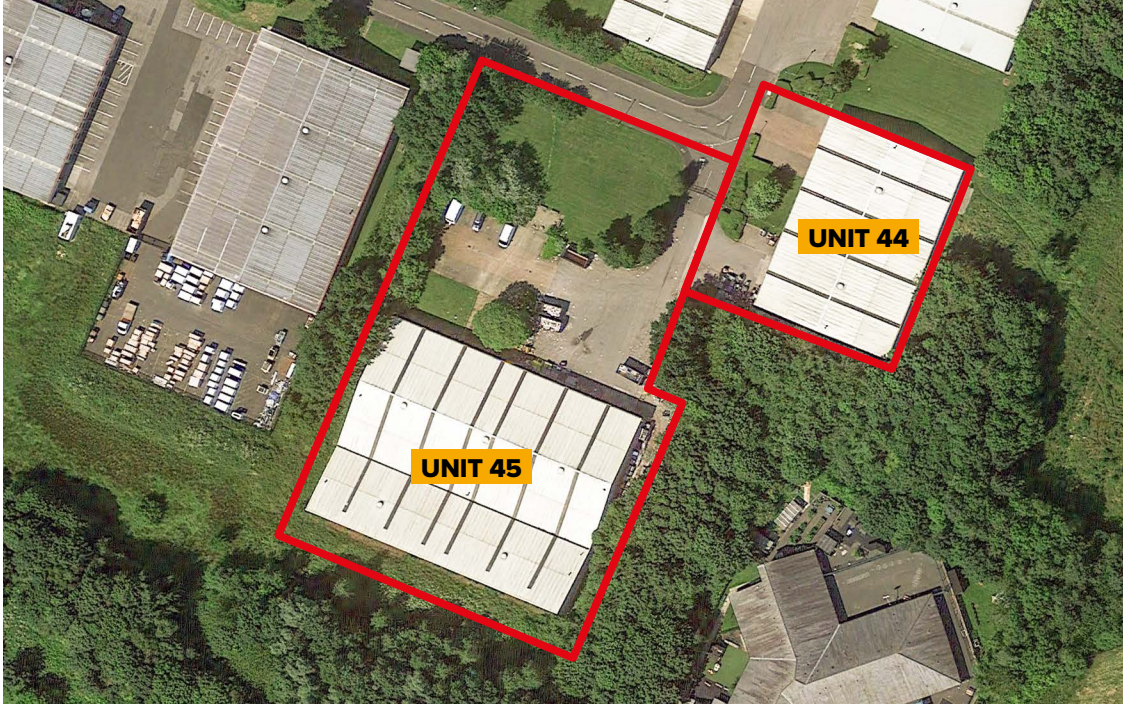
14,958 SQ FT (1,391 SQ M) & 29,688 SQ FT (2,758 SQ M)

www.numberoneindustrialestate.co.uk

DESCRIPTION

Number One Industrial Estate provides a superb working environment within easy reach of the major conurbations and transport routes with over 500,000 sq ft of modern business space in over 100 individual units. The detached units 44 & 45 have recently undergone a substantial refurbishment program to provide a modern production space with integral offices and reception area. With both units benefitting from LED lighting throughout, internal height of 3.9m rising to 7.4m and loading doors measuring 3.6m (h) by 4.0m (w), these units would provide an ideal base for a range of business uses including manufacturing, distribution, trade operator amongst others.

Externally these high-quality units are set within landscaped surroundings and offer good circulation space and dedicated on site car parking areas.



SPECIFICATION



Recently
refurbished



Mains Gas &
3 Phase Electricity



LED lighting
throughout



Front reception
& offices

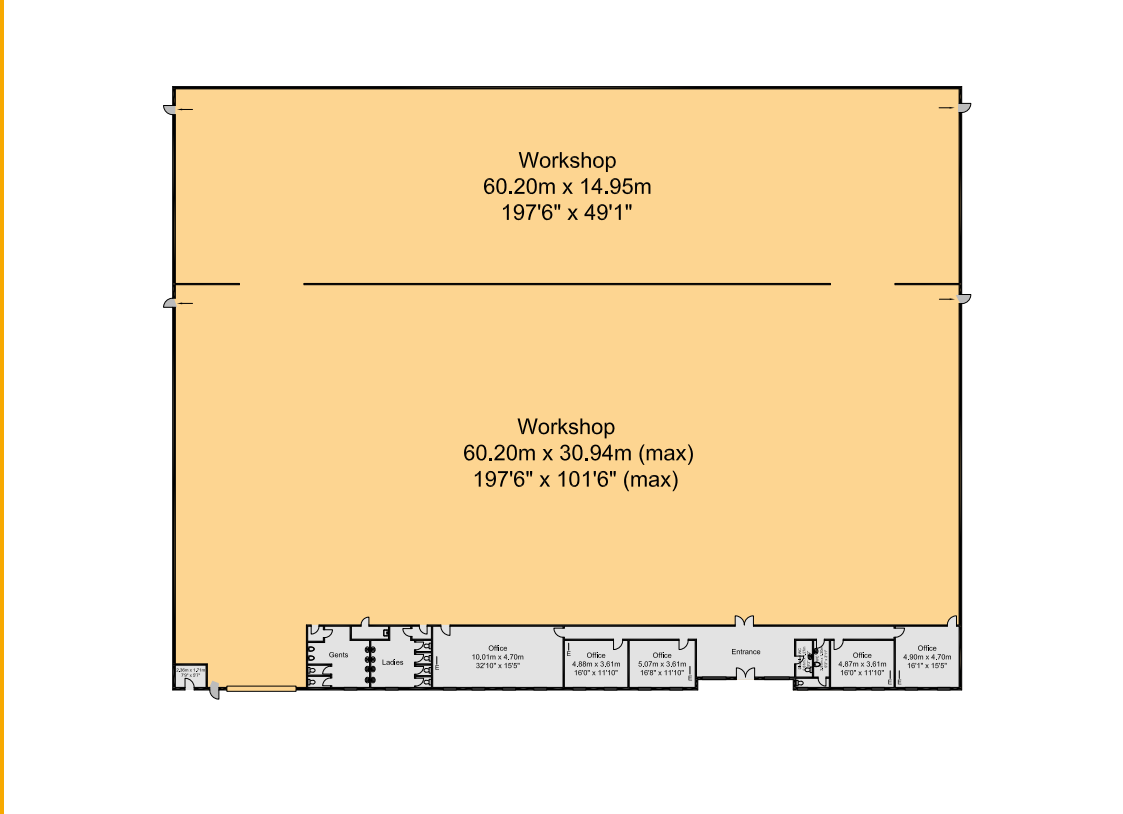
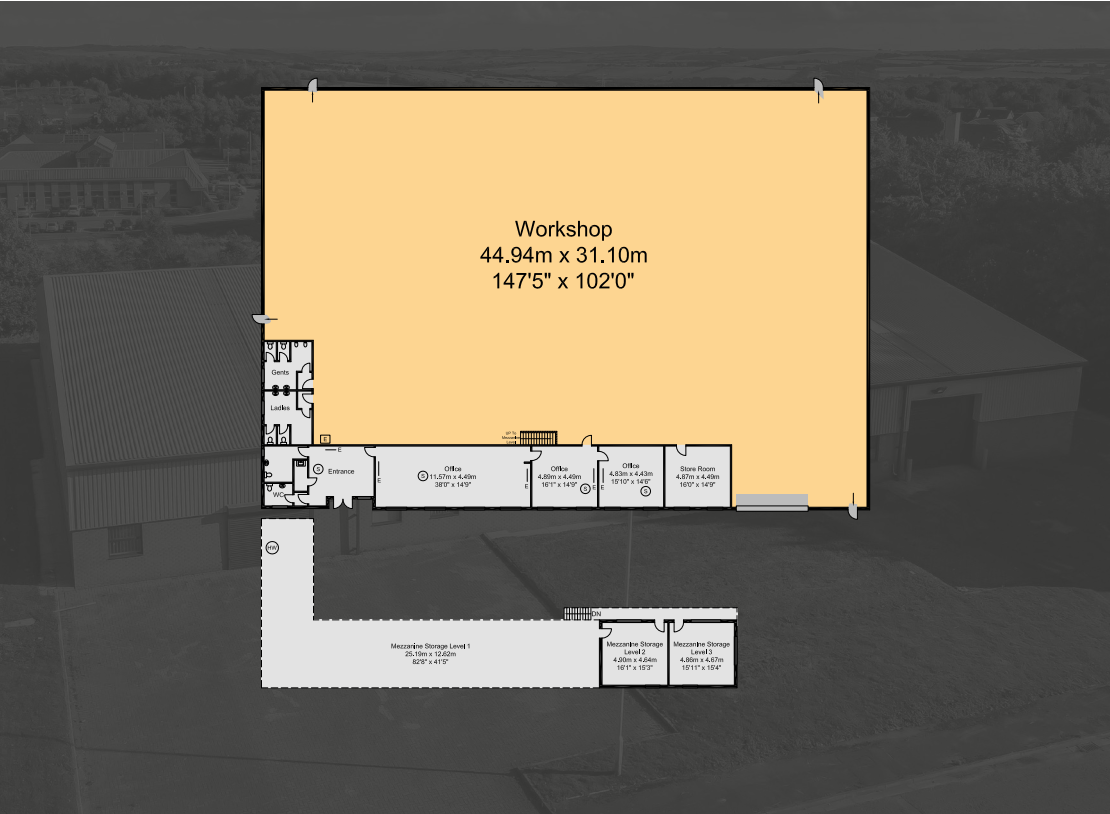


Loading door
3.6m(h) x 4.0m(w)



Internal height
3.9m x 7.4m

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LOCATION

Number One Industrial Estate is an established estate, located in Consett, about 15 miles southwest of Newcastle upon Tyne and 23 miles west of Sunderland city centre. The estate can be accessed via the A691 or A692 and is approximately 3/4 mile from Consett town centre, which provides a range of shops and other local amenities. Tesco Extra, Morrison's and McDonalds restaurants are all within a 5 minute drive away. The estate benefits from excellent transport links to the wider region with the A1(M) less than 13 miles away. Consett has attractive countryside on its doorstep whilst being within easy reach of the major northeast conurbations and the estate also benefits from a bus service which runs through the scheme.

TERMS / RENT / OTHER CHARGES

Details of rents and other charges are available on request from the letting agents. All figures quoted are exclusive of and will be subject to VAT at the prevailing rate.

EPC

The EPC rating on Unit 44 is C(73) and Unit 45 is B(49). Copies of the EPC certificates are available upon request.

FURTHER INFORMATION

To arrange a viewing or for further information relating to this scheme please contact one of the joint agents.

LOCAL AMENITIES



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www.numberoneindustrialestate.co.uk

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