



TO LET

Castleside Industrial Estate, Spruce Way, Consett DH8 8JA

1,858 sq m (20,000 sq ft) – 7,333 sq m (78,941 sq ft)

CONNECT NORTH EAST
PROPERTY
01642 602001

LOCATION

The property is located in Castleside, south west of Consett and can be accessed via either the A691 or the A692. The estate is 15 miles from Durham City and 15 miles from the A1/A692 junction at Team Valley.

DESCRIPTION

The property comprises of two substantial/ industrial Workshop facilities incorporating the following:

- Offices
- Substantial Power Supply

ACCOMMODATION

The following units are available:

| Description | Sq m | Sq ft |
|--------------|--------------|---------------|
| Building 1 | 1,858 | 20,000 |
| Building 2 | 4,676 | 50,341 |
| Offices | 799 | 8,600 |
| Total | 7,333 | 78,941 |

TERMS

The buildings are available for sale or to let as one or as two separate units. Further information is available upon application.

ENERGY PERFORMANCE CERTIFICATE

The property has the following EPC rating of C. Further information is available upon application.

IMPORTANT NOTICE: whilst every reasonable effort has been made by Connect Property North East to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Connect Property North East nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Connect Property North East or the seller / lessor. (ii) Any photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer / lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise. Registered Company Number 9404628 Wellington House, Falcon Court, Stockton on Tees, TS18 3TS

RATING ASSESSMENT

Further information is available upon application, however, we recommend that interested parties contact the Local Rating Authority directly to determine the precise rates payable.

VAT

All references to price are deemed exclusive of vat unless stated otherwise.

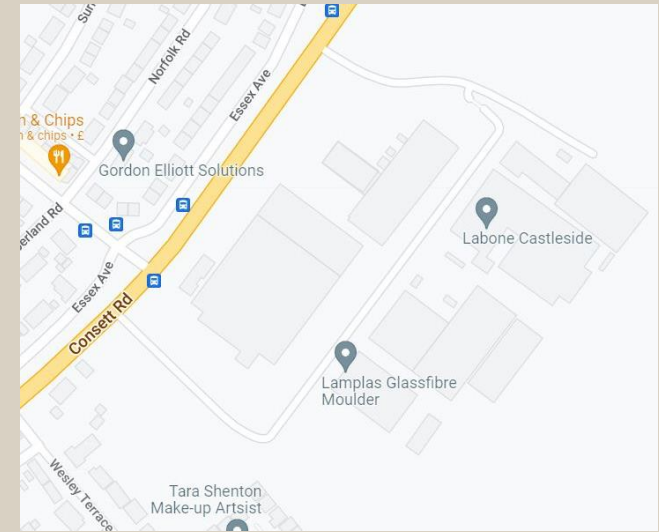
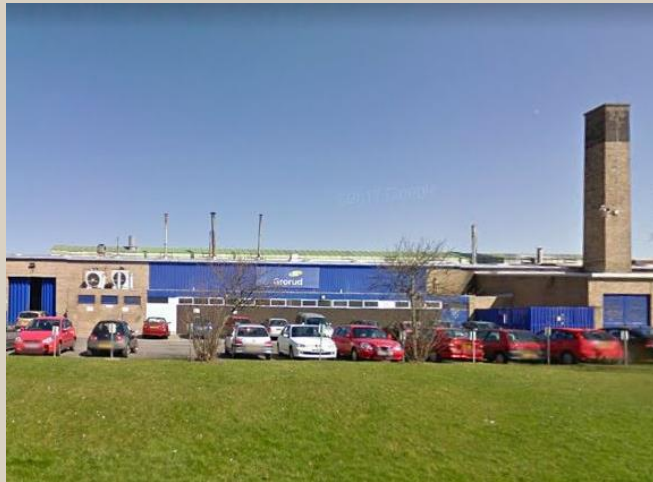
VIEWING

Strictly through the agents Connect Property North East:

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