

# to let



*The industrial property specialists*

**UNIT 33A  
THIRD AVENUE  
DRUM INDUSTRIAL ESTATE  
BIRTLEY  
DH2 1AY**



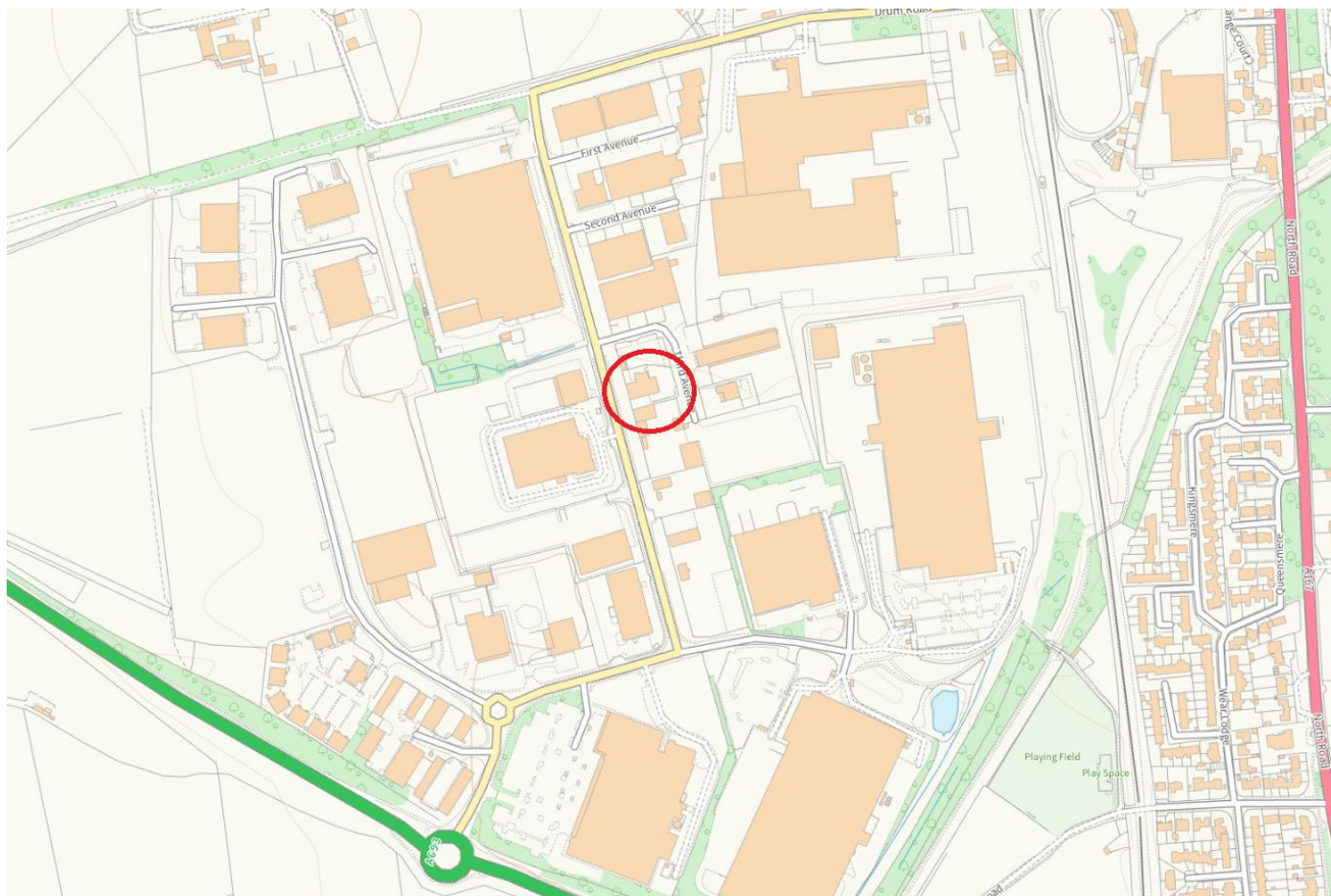
- SELF CONTAINED DETACHED WORKSHOP / WAREHOUSE WITH MEZZANINE FLOOR, TWO STOREY OFFICES AND SECURE FENCED GATED COMPOUND.
- ESTABLISHED LOCATION CLOSE A1(M).
- TOTAL GIA : 740.76 SQ M (7,974 SQ FT) / TOTAL SITE AREA : 0.25 HA (0.62 ACRE) OR THEREABOUTS.
- RENT : £60,000 PA EXC.

**www.frewpain.co.uk** t: 0191 229 9517 e: james.pain@frewpain.co.uk



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professionalism  
worldwide

Frew Pain & Partners, Collingwood Buildings,  
38 Collingwood St, Newcastle upon Tyne, NE1 1JF



## LOCATION

The subject property is located on Third Avenue, Drum Industrial Estate, Birtley.

Drum Industrial Estate is located between Birtley and Chester-le-Street within County Durham, just off the A693, which links up to Junction 63 of the A1(M) Chester le Street interchange.

The Estate is well established offering a wide selection of industrial property of various sizes and ages.

Local amenities and services are located a short distance away within Birtley.

The exact location is shown on the attached plan.

## DESCRIPTION

The subject property provides a detached self-contained workshop / warehouse with mezzanine floor and integral two storey offices set within a secure fence yard.

The warehouse is constructed of portal steel frame design with brick infill walls and profile cladding to all elevations with an asbestos sheet cement roof over, incorporating skylights.

Internally it has an operational eaves height of 4.2m (Apex 6.2 m), mezzanine floor and benefits from vehicular access via a single automatic roller shutter (3.1m \* 4.5m).

The offices are presented on the ground floor with selection of cellular offices / trade counter

and welfare facilities. In addition there is a further separate, but interlinking two storey office block offering cellular and open plan accommodation.

Externally there is a secure fenced yard with double gated access onto the internal estate road.

## ACCOMMODATION

From onsite measurements the premises have the following Gross Internal Area:

Warehouse / Workshop inc Ground Floor Office	466.63m <sup>2</sup>
Mezzanine Store	107.10m <sup>2</sup>
Two Storey Office (Ground and First Floor)	167.05m <sup>2</sup>

**TOTAL GIA: 740.76 M<sup>2</sup>  
(7,974 SQ FT)**

**TOTAL SITE AREA : 0.25 HA (0.62 ACRE) OR THEREABOUTS.**

## SERVICES

The property benefits from all mains services, including electric, water, gas and mains drainage.

(It is recommended that all interested parties contact the local service providers to ensure that the services are operational).

## BUSINESS RATES

We understand from the VOA website the property is assessed as follows :

**RV : £29,750**

## TENURE

The premises are available by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

## RENT

Our client is seeking a market rent of £60,000 pa exc.

Incentives may be available subject covenant and lease term.

## RENT BOND

A rent bond of 3 months will be required to be held by the landlord for the duration of the lease.

## ENERGY CERTIFICATE

E-123

Full details upon request.

## VAT

VAT will be chargeable at the prevailing rate.

## LEGAL COSTS

The ingoing tenant will be responsible for the landlords' reasonable legal costs in connection with any transaction.

## VIEWING

By prior appointment with Frew Pain & Partners, contact:

**James E F Pain**

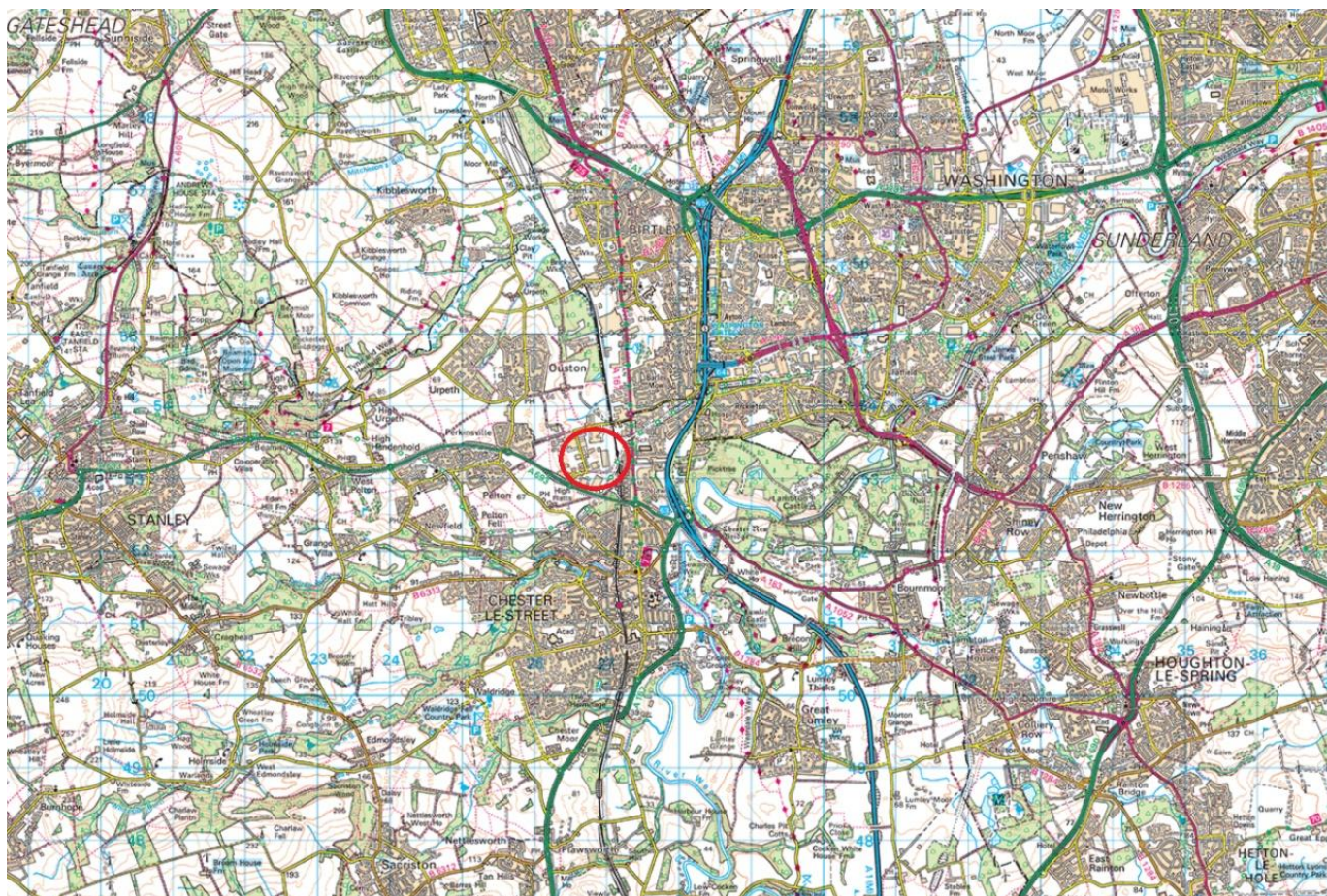
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AUGUST 2025





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