

to let



The industrial property specialists



BT 81/10C LEADGATE INDUSTRIAL ESTATE, LEADGATE, CONSETT DH8 7RS

- END TERRACE SELF CONTAINED WORKSHOP
- GIA : 321.13 M² (3,456 SQ FT)
- FLEXIBLE TERMS / INCENTIVES AVAILABLE
- RENT £11,500 PA

LOCATION

The premises are located on the well established and recognised Leadgate Industrial Estate, Consett.

Located on the A691 it directly offers access via the A692 to the A1(M), which provides excellent communication links both north and south. Consett town centre is situated approximately 2 miles away, offering all local amenities.

The exact location is shown on the attached plan.

DESCRIPTION

The premises briefly comprise an end-terraced workshop, set within an independent block, to the rear of the Estate.

Constructed of steel frame construction, the unit offers part brick and profile cladding to all elevations with the exception of the rear that is part glazed. The roof is metal profile decking, overlaid with felt.

Vehicular access is gained to the unit via an automatic security shutter (4.1m by 4.1m) offering a clear eaves height of approximately 4m (Apex 5m) .

Internally the unit provides an open plan workshop with WC facilities.

To the front of the unit is a communal yard / road way with dedicated parking to the front.

ACCOMMODATION

From onsite measurements the premises provide the following GIA :

Workshop	11.29m ²
WC facilities	9.84m ²
TOTAL (GIA)	321.13M² (3,456 SQ FT)

SERVICES

It is understood that all mains services are available to the site, with the exception of mains gas.

Heating is via a single floor mounted oil fired heater.

TERMS

Our client is seeking new Full Repairing and Insuring Lease for a term of years to be agreed.

RENT

£11,500 p.a. exc

SERVICE CHARGE

There is a small service charge for the maintenance of common areas. Full details upon request.

RATING LIABILITY

The premises will have to be re-assessed upon occupation.

(All interested parties should satisfy themselves with the local Rating Authority).

ENERGY PERFORMANCE CERTIFICATE

EPC upon request.

COSTS

Each party bear their own legal costs.

VAT

All prices quoted are exclusive of VAT at the prevailing rate.

VIEWING

By prior appointment with Frew Pain and & Partners, contact:

James E F Pain

Tel: 07841 871710

Email: james.pain@frewpain.co.uk

August 2016

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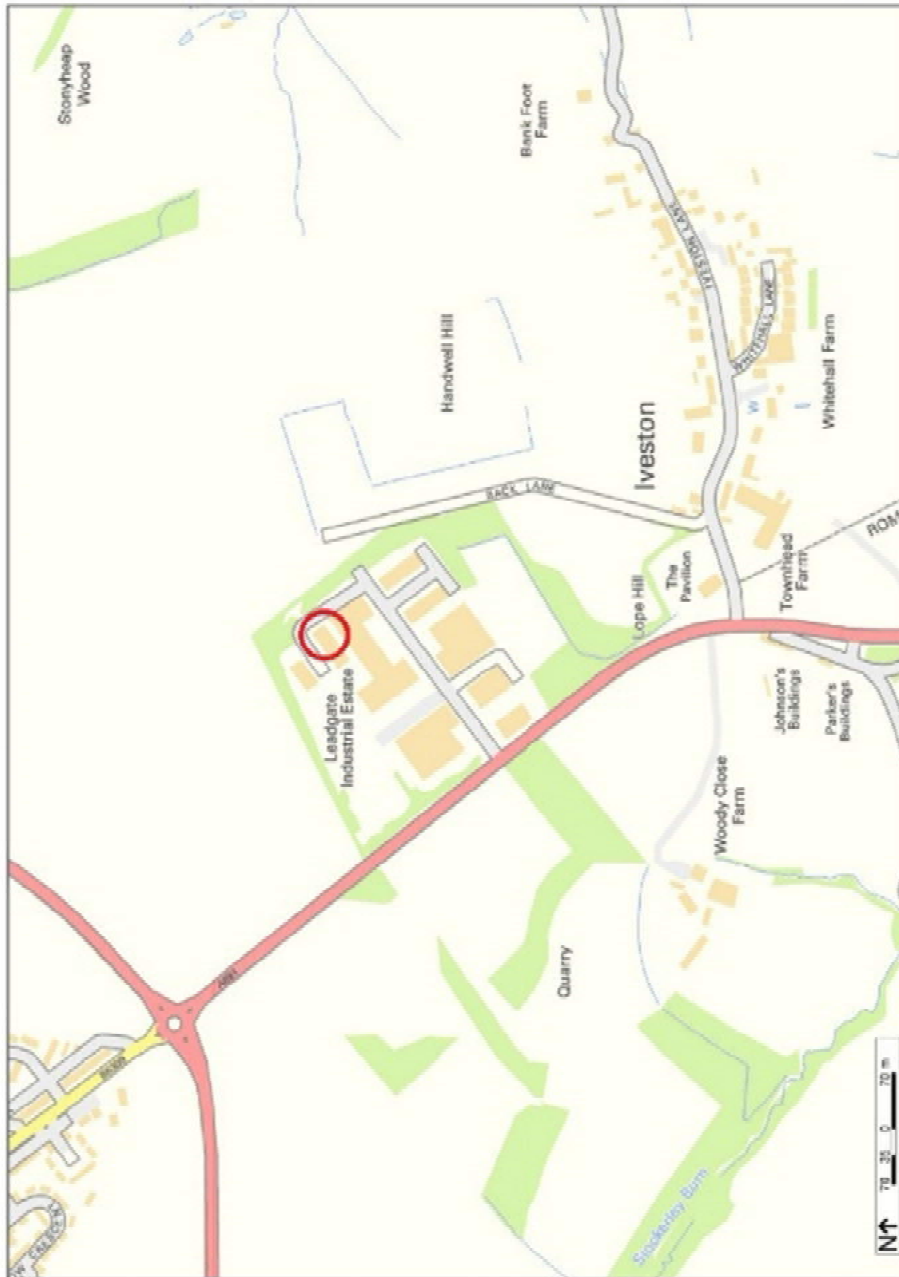
Frew Pain & Partners, Collingwood Buildings,
38 Collingwood St, Newcastle upon Tyne, NE1 1JF



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Map information
 Scale 1:7500
 Date 09/08/16
 Reference
 Order No: 1718252

FIND
 PROFESSIONAL MAPPING INTELLIGENCE
 Created at findmap.co.uk

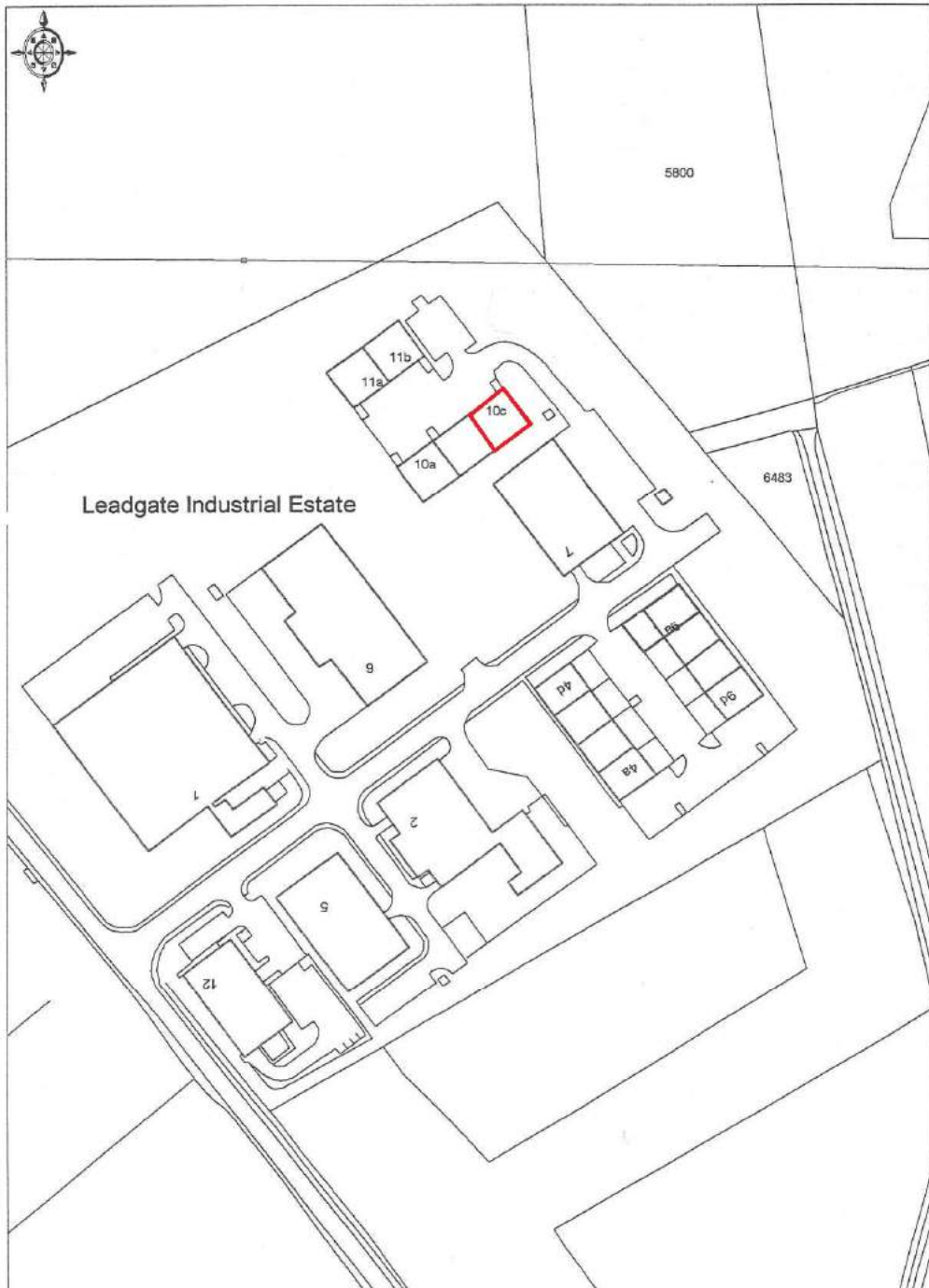


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Leadgate Industrial Estate



Ordnance Survey

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