



## TO LET – Industrial unit with offices

Unit 1D, Hownsgill Industrial Park, Consett, County Durham, DH8 7NU

**Naylors**   
**Gavin Black**  
Commercial Property People

## INDUSTRIAL

- Available January 2025
- Industrial unit with offices
- Shared service yard
- Excellent location close to town centre

### Location

Hownsgill Industrial Estate is located just off the A692 conveniently close to the main Retail Park and Consett Town Centre. Consett is located on the A692 and is situated 15 mile south west of Newcastle upon Tyne and 14 miles north west of Durham. The Town benefits from good road communications being located between the A68 and A1(M) which between them provide access to Newcastle upon Tyne, Gateshead, Corbridge and Hexham to the north and Bishop Auckland and Darlington to the south.

### Description

The property is an end of terrace warehouse of steel portal frame

construction with clad elevations. internally the warehouse space benefits from concrete flooring and high bay lighting along with two electrically operated roller shutter doors which provide access to the external shared service yard to the rear.

The property also contains ground and first floor office space along with a small storage mezzanine along with amenities which including w.c's and a kitchenette. Staff and visitor parking is available to the front of the property.

### Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and comprises the following areas:

	Sq Ft	Sq M
<b>Total</b>	<b>11,302</b>	<b>1,049.96</b>

### Terms

The unit is available by way of a new FRI lease for a term of years to be agreed.

### Rent

Year 1 - £60,296.50 plus VAT per annum exclusive

Year 2 - £64,517.26 plus VAT per annum exclusive

Year 3 - £69,033.46 plus VAT per annum exclusive

### EPC

The unit has a rating of D(83).

### Rateable Value

The April 2023 value is £39,000 and the property is described as workshop and premises.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.



## Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

## For further information please contact:

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NAYLORS GAVIN BLACK LLP for themselves and for the vendors and lessors of the property give notice that:

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