

To Let

First Floor Offices

725 sq ft (67.37 sq m)

Unit E Abercorn House
Hobson Industrial Estate
Burnopfield
NE16 6EA

Certified B Corporation

Sanderson Weatherall

Key points

- First Floor Offices
- Size: 725 sq ft (67.37 sq m)
- Asking Rent: £499 pcm
- 5 dedicated parking spaces
- Incentives and Flexible Terms Available
- Subject to Contract

Description

The available space comprises first floor office accommodation within Abercorn House. The suite benefits from its own dedicated kitchen facilities together with separate male and female WC's. Internally the suite is split into two separate offices with the smaller room comprising a meeting room/boardroom. The specification of the accommodation includes;



- Air Conditioning
- Fully carpeted floors
- Fluorescent strip lighting
- Gas Central Heating
- Double glazed windows
- 5 dedicated car parking spaces

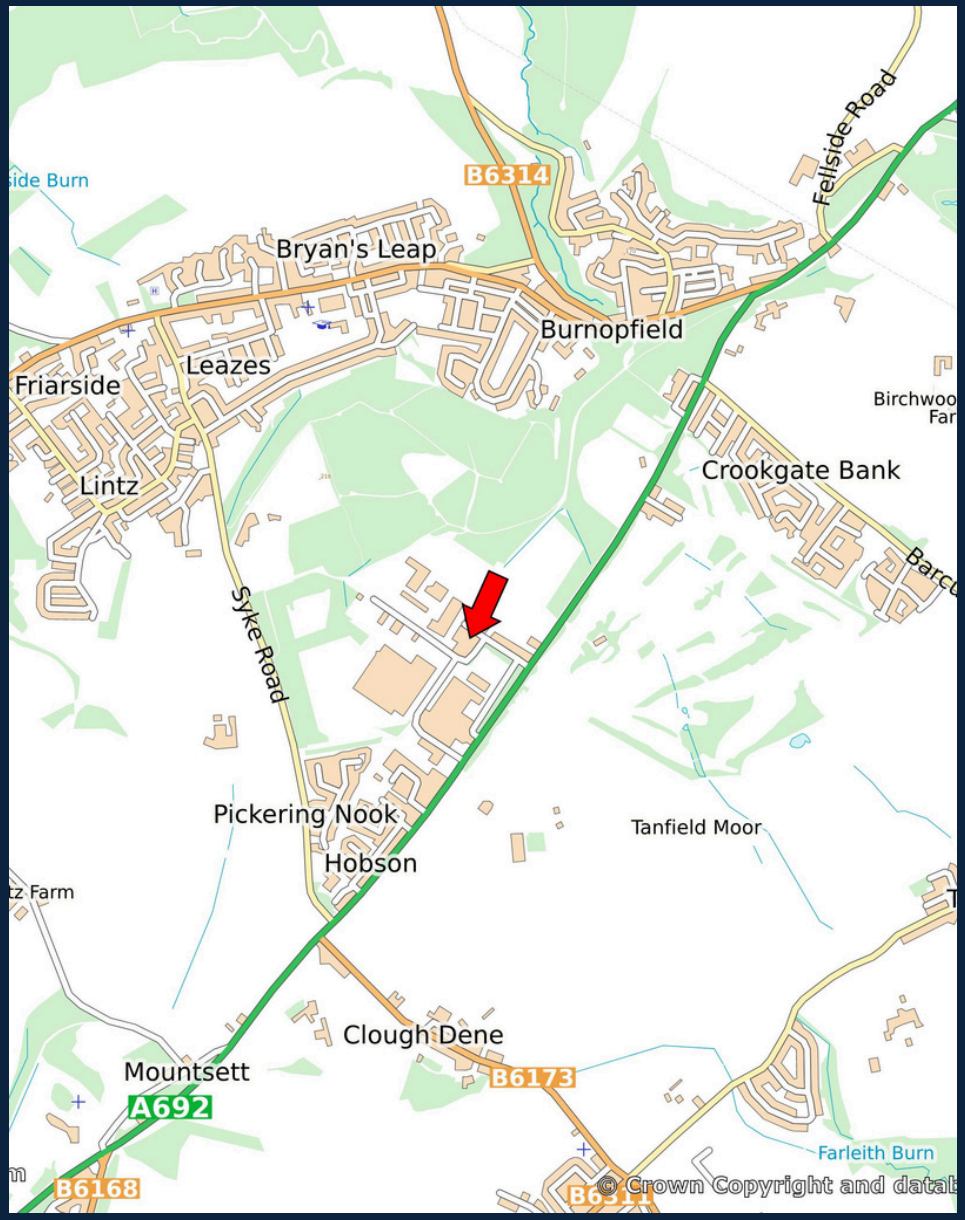
Abercorn House forms part of a larger development of several industrial/trade counter units with the wider site being fully secure.

Location

Hobson Industrial Estate benefits from excellent connectivity and accessibility, being strategically located adjacent to the A692, which provides direct links to Gateshead, Newcastle upon Tyne, Consett and the wider County Durham area. The estate also offers convenient access to the regional motorway network, including the A1(M), enabling efficient travel throughout the North East and beyond. As a result, the location is well suited to businesses requiring easy access to customers, suppliers and a skilled regional workforce.

Burnopfield itself is an established semi-rural settlement positioned between Newcastle and Consett, offering occupiers the advantages of a readily accessible commercial location whilst benefiting from a lower occupancy cost base than many city centre or prime industrial alternatives. Nearby amenities include local retail, food and service offerings, providing convenient facilities for employees and visitors.

The estate is particularly popular with local and regional businesses due to its secure environment, good circulation space, ample parking provision and mix of complementary occupiers.



Accommodation

We understand that the property provides the following approximate Net Internal Areas:

NIA: 67.37 sq m (725 sq ft)

Asking Rent & Lease Terms

The property is available by way of a new Full Repairing and Insuring Lease for a term of years to be agreed at an asking rent of £499 per calendar month.

EPC

An EPC is being commissioned and will be available for inspection shortly.

Services

We understand that the property benefits from all mains service connections, however, any interested party is advised to make their own investigations regarding this matter.



Business Rates

Interested parties are advised to make their own investigations with Local Rating Authority (Durham County Council).

It is our understanding that qualifying businesses will benefit from 100% rates relief, however, interested parties are advised to make their own inquiries. More information is available from Durham County Council.

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 tenant.

VAT & Legal Costs

VAT is not applicable.

Each party to be responsible for their own legal costs incurred throughout any transaction.



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Viewings

For further information or to arrange a viewing please contact the sole agents:

James Fletcher
07894 411 871
james.fletcher@sw.co.uk

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November 2026