



TO LET

INDUSTRIAL UNIT WITH ANCILLARY OFFICES

UNIT 1A, HOWNSGILL INDUSTRIAL PARK, CONSETT, COUNTY DURHAM DH8 7NU



**Sanderson
Weatherall**

Description

The subject property is of steel portal frame construction with clad elevations. The property benefits from two electrically operated roller shutter doors which provide access to the external yard located to the rear of the property. The property also benefits from mezzanine storage. Ancillary office accommodation is provided to the front of the premises which comprises a reception area, WCs and staff kitchen. Dedicated parking for staff and visitors is provided to the front of the premises.

Accommodation

We understand that the property comprises the following approximate Gross Internal Areas:

Total: 1,049.96 sq m (11,302 sq ft)

Lease Terms & Rent

The unit is available at an asking rent of £50,859 per annum by a way of a new FRI Lease for a term of years to be agreed.

Energy Performance Certificate (EPC)

The Energy Efficiency Rating for the property is Band C (65). A full copy of the EPC can be obtained via the link provided below:

[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#)



Location

Hownsgill Industrial Park is a large industrial park located Just outside of Consett town centre. Consett is situated approximately 12 miles south west of Newcastle upon Tyne and approximately 14 miles north west of Durham. Hownsgill Industrial Estate is located within walking distance of the town centre and benefits from multiple transportational links within a close proximity including the A68 which provides connections from Edinburgh to the North and Darlington to the South.

Rateable Value

With effect from 1 April 2023 we understand the property is assessed for rating purposes as follows;

Rateable Value: £39,000

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority (Durham County Council).

Services

We understand the property benefits from having all mains services connected, however interested parties are advised to carry out their own investigations with regards to this matter.

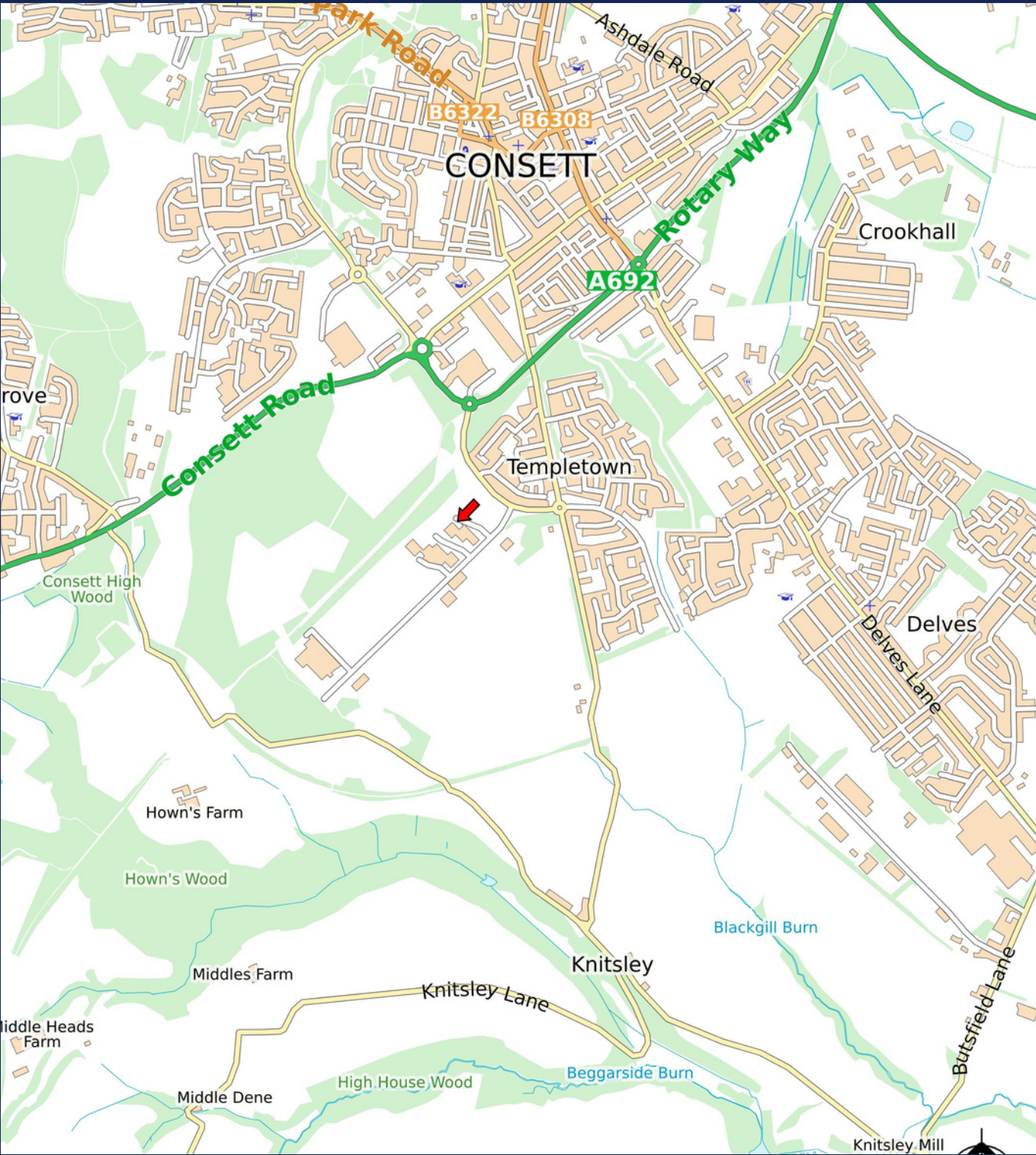
Anti Money Laundering

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

All rents quoted are deemed exclusive of VAT where chargeable.

Each party to bear their own legal costs.





Contact

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

James Fletcher



07894 411 871



james.fletcher@sw.co.uk

Mark Convery



07525 872 141



mark.convery@sw.co.uk



**Sanderson
Weatherall**

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. 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. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL