

to let

**UNIT 27
THIRD AVENUE
DRUM INDUSTRIAL ESTATE
BIRTLEY
TYNE & WEAR
DH2 1AG**



- MID-TERRACED WAREHOUSE / TRADE COUNTER WITH CAR PARKING / YARD
- TO BE REFURBISHED - SUBJECT TO SPECIFICATION
- GIA : 7,100 SQ FT (659.55 M²)
- CLOSE TO A693 AND JUNCTION 63 OF A1(M)
- COMPETITIVE RENT / INCENTIVES AVAILABLE



LOCATION

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 property comprises a mid-terraced industrial / workshop unit with dedicated parking to the front.

Constructed of steel portal frame design with brick infill walls to elevations and asbestos sheet cladding to front elevation and roof above.

Internally the property is accessed via a single steel automatic security roller shutter offering an effective eaves height of 4.77m.

To the front and integral to the warehouse there are two small offices with WC facilities.

REFURBISHMENT

The landlord intends to undertake a comprehensive refurbishment program including the following items:

1. New profile cladding to front elevation.
2. Impact barriers to front elevation.
3. New automatic roller shutter.
4. New trade counter frontage to offices.
5. LED lighting.
6. Internal decoration.
7. White line car park.

ACCOMMODATION

From onsite measurements we understand the property has the following GIA:

Warehouse	640.40m ²
Offices	19.15m ²

**TOTAL GIA 659.55M²
(7,100 SQ FT)**

Surfaced parking area to front for 10/12 vehicles.

SERVICES

We understand that all main services are connected to the building including electric, water and drainage, with the exception of gas.

BUSINESS RATES

Following an enquiry on the Valuation Office website we have ascertained that the Rateable Value is:

RV £23,000

All parties should make their own enquires to the local rating authority.

TENURE

Leasehold

A new FRI lease for a term of years to be negotiated.

RENT

Our client is looking for rental offers in the region of £28,500 pa.

Incentives may be offered subject to covenant and term.

ENERGY PERFORMANCE CERTIFICATE

Full details upon request.

LEGAL COSTS

Each party will be responsible for their own legal / professional fees together with any VAT thereon incurred in the preparation and acquisition of the site and property.

VIEWING

Strictly by prior arrangement only – further information available from Frew Pain & Partners:

James E F Pain

Tel: 07841 871710

Email:

james.pain@frewpain.co.uk

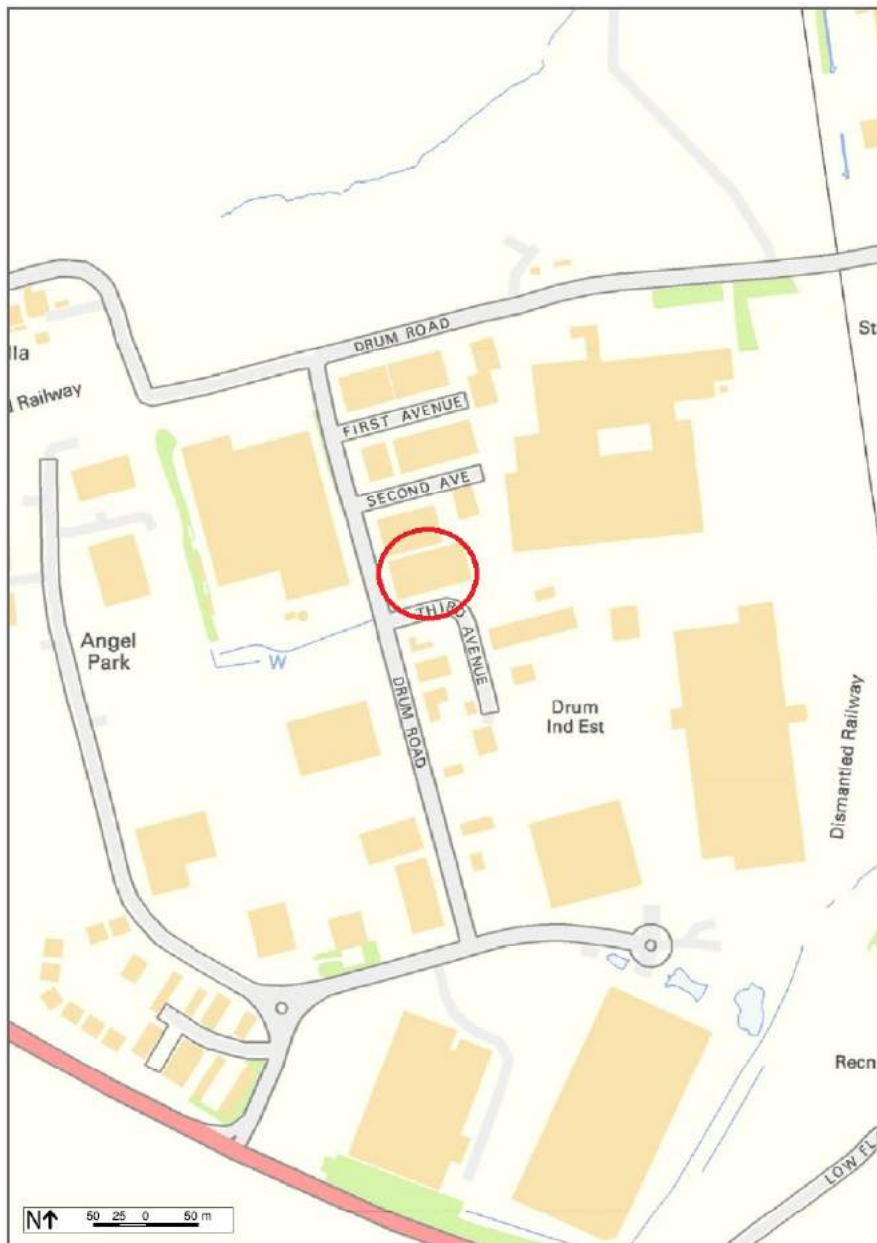
April 2018



F492 Printed by Ravensworth 01670 713330

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

IMPORTANT NOTICE: FREW PAIN & PARTNERS LTD for themselves and for the vendors and lessors of the property give notice that: (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of FREW PAIN & PARTNERS LTD or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person, either principal or employee, at FREW PAIN & PARTNERS LTD has any authority to make or give any representation or warranty in relation to this property. (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order. FINANCE ACT 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. PROPERTY MISDESCRIPTIONS ACT 1991: Every reasonable effort has been made by FREW PAIN & PARTNERS LTD to ensure accuracy. All interested parties are advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take the appropriate professional advice.



Map Information

Scale 1:5578

Date: 05/01/18

Reference

Order No:

**Unit 27, Third Avenue, Drum Industrial Estate,
Drum Industrial Estate, DH2 1AG**



© Crown Copyright 2017 OS 100047514

F492 Printed by Ravensworth 01670 713330

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

IMPORTANT NOTICE: FREW PAIN & PARTNERS LTD for themselves and for the vendors and lessors of the property give notice that: (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of FREW PAIN & PARTNERS LTD or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person, either principal or employee, at FREW PAIN & PARTNERS LTD has any authority to make or give any representation or warranty in relation to this property. (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order. FINANCE ACT 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. PROPERTY MISDESCRIPTIONS ACT 1991: Every reasonable effort has been made by FREW PAIN & PARTNERS LTD to ensure accuracy. All interested parties are advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take the appropriate professional advice.