

# all enquiries



*The industrial property specialists*

**UNIT 2  
ANGEL PARK  
DRUM INDUSTRIAL ESTATE  
CHESTER LE STREET  
CO. DURHAM  
DH2 1AQ**



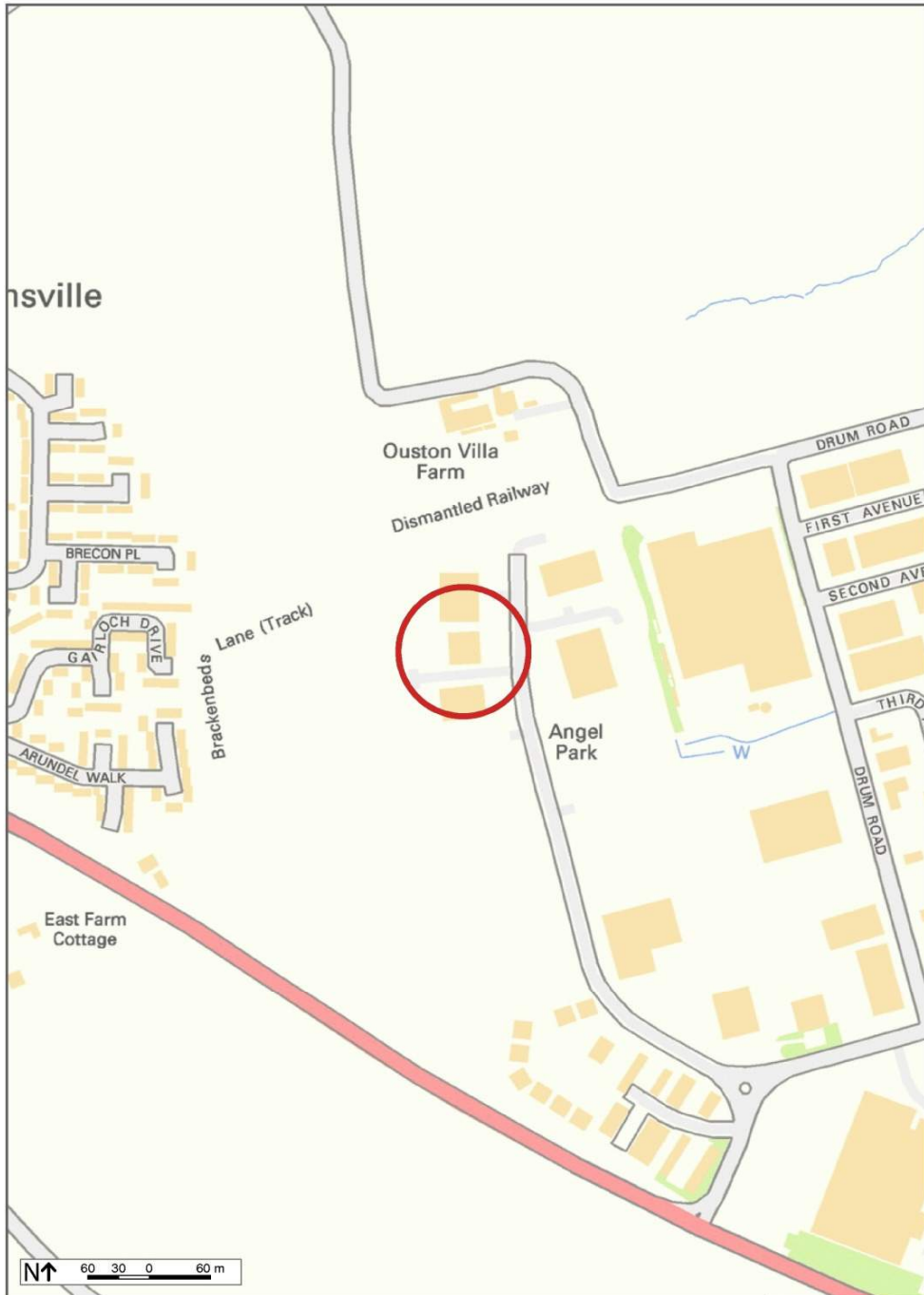
- MODERN HIGH QUALITY REFURBISHED OFFICE ACCOMMODATION WITH DESIGNATED CAR PARKING.
- NIA - 228.16 M<sup>2</sup> (2,456 SQ FT).
- COMPETITIVE INCLUSIVE RENT AT £25,000 PA (EXC)
- FLEXIBLE TERMS
- IMMEDIATE OCCUPATION AVAILABLE

[www.frewpain.co.uk](http://www.frewpain.co.uk) t: 0191 229 9517 e: [james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)



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





Unit 2 Angel Park, Drum  
Industrial Estate, Chester le  
Street



**FIND**  
PROFESSIONAL MAPPING INTELLIGENCE

Scale 1:6,002

Date 08/04/11



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## LOCATION

The subject site and premises are located at Angel Park, Drum Industrial Estate, Chester-le-Street.

Angel Park is 100,000 sq ft Business Park, comprising of six office / warehouse / production units located in a landscaped setting.

Angel Park lies within Drum Industrial Estate which is situated north of Chester-le-Street town centre and only 1.5 miles from Junction 63 of the A1 (M).

The surrounding area is mainly of mixed commercial use.

The exact location can be seen on the attached plan.

## DESCRIPTION

The premises comprise of a self-contained modern steel portal frame building subdivided into office accommodation with car parking.

The accommodation benefits from a communal entrance leading to a large self-contained open plan office which could be divided into two separate suites.

In addition there is a fitted modern kitchen / staff room and additional boardroom.

Male and female WC facilities are also available.

The offices are fitted out to a high standard offering suspending ceilings with CAT II recessed lighting, perimeter IT trunking, carpet tiles to floor, panelling to walls and air conditioning.

Externally there is designated car parking (6 spaces) to the front of the offices.

## ACCOMMODATION

From our onsite measurements it has been calculated that the premises have the following NIA:

Offices	210.34m <sup>2</sup> (2,264 sq ft)
Boardroom / office	17.82m <sup>2</sup> (192 sq ft)

**Total NIA**                    **228.16 m<sup>2</sup>**  
**(2,456 sq ft)**

*(Additional warehouse space to the rear could be available upon negotiation)*

## RATABLE VALUE

From verbal discussion with the Local Rating Authority we understand that the premises will need to be reassessed upon occupation.

## SERVICES

We understand that all mains services are located to the building.

The offices benefit from CCTV and full fire and security system.

All interested parties should contact the relevant service providers for clarification.

## TENURE

Our client is seeking a new FRI lease for a term of years to be negotiated.

## RENT

£25,000 pa

The rent is inclusive of maintenance to common areas, all services (exc telephone / internet) and building insurance.

Incentives may be offered subject to lease term and covenant.

## VAT

We have been advised that the premises are elected for VAT.

## LEGAL COSTS

The ingoing tenant will be responsible for any legal fees incurred with this transaction.

## VIEWING

The site and premises are available to view, strictly by appointment only, solely from Frew Pain & Partners:

**James E F Pain**

**Tel: 07841 871710**

**Email:**

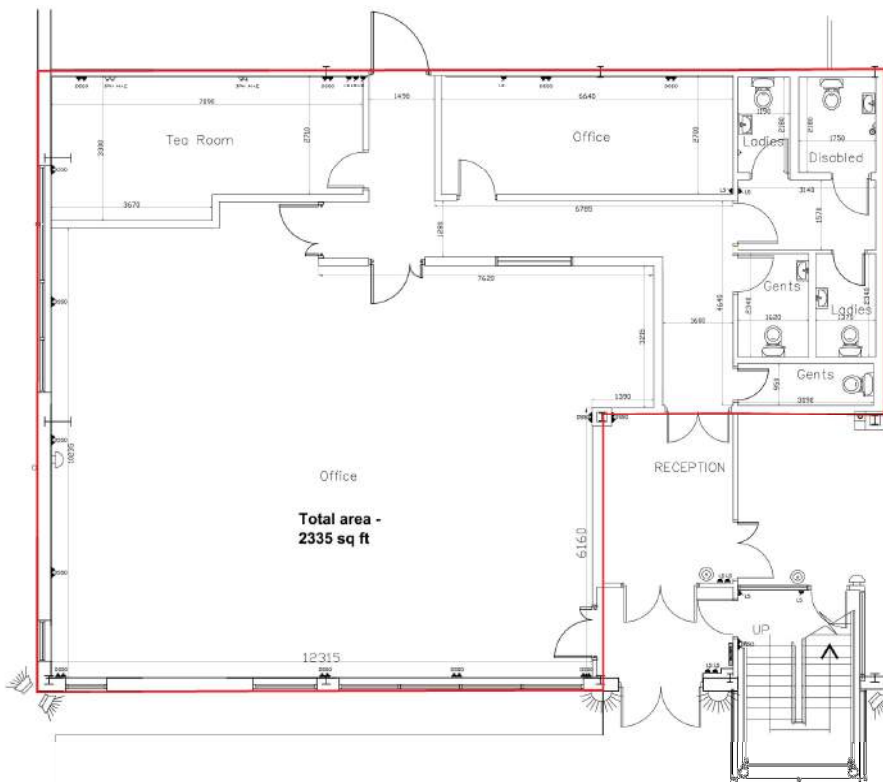
[james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)

**May 2015**





Unit 2 Angel Park, Drum Industrial Estate, Chester le Street DH2 1AQ



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