

# for sale/to let



## UNIT 2E HOWNSGILL INDUSTRIAL ESTATE, CONSETT, DH8 7NU

- WAREHOUSE AND OFFICE ACCOMMODATION WITHIN SECURE LARGE YARD
- TOTAL GIA : 1,091 M<sup>2</sup> (11,746 SQ FT)
- SELF CONTAINED SECURE SITE CLOSE TO LOCAL AMENITIES
- INCENTIVES AVAILABLE

### LOCATION

The premises are located on Hownsgill Industrial Estate, which is an established commercial area within Consett.

The estate road leads directly on to the A692, which provides access to the A1(M) 12 miles to the North East. Newcastle upon Tyne lies approximately 15 miles north east of the subject site.

The surrounding area is a mixture of commercial and residential uses. The site benefits from a range of amenities in close proximity including a retail park with a Morrison's Superstore and KFC. Derwentside College is also nearby.

### DESCRIPTION

The premises comprise a steel portal frame industrial unit of blockwork construction to dado level with steel profile insulated cladding to roof.

Vehicular access to the unit is via two up and over roller shutter doors as well as a single pedestrian entrance door.

Internally the premises benefit from high bay lighting to the warehouse area and a single storey office subdivided to provide numerous individual areas. The warehouse area has a minimum internal eaves height of 5.3 metres rising to 6.7 metres at the apex.

Externally the premises benefits within a large fenced secure yard area which is mainly laid to concrete hardstanding and accessed via steel palisade gates.

### ACCOMMODATION

From our onsite measurements the building comprises the following approximate areas:

Warehouse area	915m <sup>2</sup>	(9,851 sq ft)
Offices	176 m <sup>2</sup>	(1,895 sq ft)
<b>TOTAL</b>	<b>1,091 m<sup>2</sup></b>	<b>(11,746 sq ft)</b>

### SERVICES

All main services are provide with the exception of mains gas.

Interested parties should satisfy themselves in respect of these services.

### RATEABLE VALUE

It's understood that the premises are assessed at RV £31,500.

### TENURE

The premises are available on a new Full Repairing & Insuring lease for a term of years to be agreed.

Alternatively the freehold interest is available.

### RENT

Rental offers in the region of £38,500 pa.

### PRICE

Our client is seeking offers in the region of £360,000, Subject to Contract.

### EPC

The property has an energy rating of D(83).

### LEGAL COSTS

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

### VAT

All prices quoted are exclusive of VAT at the prevailing rate.

### VIEWING

By prior appointment with Frew Pain & Partners, contact:

James E F Pain  
Tel: 07841 871710  
Email: [james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)

Or joint agent

GVA  
T: 0191 269 0068  
E: [danny.cramman@gva.co.uk](mailto:danny.cramman@gva.co.uk)

July 2017

[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



## SECURE REAR YARD



F492 Printed by Ravensworth 01670 713330

[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)

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 1:4740  
 Date 09/03/16  
 Reference  
 Order No. 1643316

Unit 2E Hownsgill Industrial Park, Knitsley Lane, Consett DH6 7NU

F492 Printed by Ravensworth 01670 713330



© Geox Copyright 2015 DG 10004704

**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.