



FOR SALE



Unit 46, Number One Industrial Estate, Consett, DH8 6TX.

Industrial facility on secure site of 7.5 acres

Centurion House,
129 Deansgate,
Manchester,
M3 3WR

Tel: 0161 234 0777
Fax: 0161 746 8547



Commercial Property
Advisers and Agents

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0161 234 0777

Number One Industrial Estate, Consett, DH8 6TX



LOCATION

The property is located on Number One Industrial Estate, Consett. The estate is the premier industrial location in Consett and is home to various local, regional and national occupiers, it also benefits from good accessibility being close to the A692 which links to the A1 in the east.

DESCRIPTION

The site comprises a former food production unit situated on a large secure site. The unit is of steel portal frame construction with a concrete floor, brick and block walls with insulated profile cladding above, under a mono pitched roof. The main building is split into goods in, production and dispatch areas along with office, lab and amenity space. There is also a separate octagonal office block attached to the main building.

The goods in area benefits from lighting, one drive in and one raised dock level door with a minimum height of 7.6m. The production area is fitted out to food grade level, with wash down walls and drainage in the floor. The dispatch area benefits from 5 dock level and one drive in loading doors with a minimum height of 7.6m.

DESCRIPTION CONTINUED

The main offices provide open plan office space and conference facilities. The offices benefit from carpeting, heating and lighting. Externally there is a large car staff car park and loading areas which are within a secure site.

ACCOMODATION

The property has the following approximate gross internal areas.

	Sq Ft	Sq M
Production	1,388.19	14,942
Goods In	371.39	3,998
Dispatch	530.97	5,715
GF Stores & Amenities	914.46	9,843
FF Offices & Labs	721.72	7,768
GF Main Office	425.65	4,582
FF Main Offices	198.71	2,139
TOTAL GIA	4,551.09	48,987

RATES

The property is listed in the 2010 rating list at a rateable value of £82,000.

LEGAL COSTS

Each party will be responsible for the payment of their own costs incurred in the transaction

EPC

A full copy of the EPC is available upon request.

PRICE

OIRO £1,000,000 excl.

TENURE

Freehold.

VIEWING

For further information please contact:-

Richard Scott 0191 269 0154 or David Rowley 0161 234 0777.