



FOR SALE / TO LET

Castleside Industrial Estate, Spruce Way, Consett DH8 8JA

2,628 sq m (28,297 sq ft) – 9,430 sq m (101,531 sq m)

CONNECT NORTH EAST
PROPERTY
01642 602001

LOCATION

The property is located in Castleside, south west of Consett and can be accessed via either the A691 or the A692. The estate is 15 miles from Durham City and 15 miles from the A1/A692 junction at Team Valley.

DESCRIPTION

The property comprises of two substantial/ industrial Workshop facilities incorporating the following:

- Offices
- Up to 7.5 Eaves Height
- Substantial Craneage
- Secure Yard
- Substantial Power Supply

ACCOMMODATION

The following units are available:

Description	Sq m	Sq ft
Building 1		
Offices/ ancillary areas	1,169	12,593
Workshops Bays	5,633	60,641
Building 2	2,628	28,297
Total	9,430	101,531

ENERGY PERFORMANCE CERTIFICATE

The property has the following EPC ratings;
Unit 1 – Instructed and available in due course
Unit 2 – B(32)

TERMS

The buildings are available for sale or to let as one or as two separate units.

Unit 1 - £110,000 per annum exclusive or £975,000 exclusive

Unit 2 - £57,000 per annum exclusive or £425,000 exclusive

RATING ASSESSMENT

We understand that the whole site has a rateable value of £143,574, therefore the assessment will be spilt upon re-occupation.

We recommend that interested parties contact the Local Rating Authority directly to determine the precise rates payable.

VAT

All references to price are deemed exclusive of vat unless stated otherwise.

VIEWING

Strictly through the agents Connect Property North East:

Jonathan Simpson

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