



Industrial / Warehousing

Hobson Industrial Estate

Hobson Industrial Estate, Burnopfield,
NE16 6EA

**From 2,137 sq m (23,000 sq ft)
up to 4,487 sq m (49,371 sq ft)**

FOR SALE / TO LET

Contact:

Tim Whittaker
Director of New Business

Tel: 01943 850 111
Mob: 07730 671 292 (09)
Email: tim@prospectestates.com

- Available in part or as a whole
- Previously used for food production
- Flexible lease terms available



Location

The Hobson Industrial Estate lies adjacent to the A1692 primary route connecting Newcastle, approximately 8 miles to the north east with Consett, a similar distance to the south west. The Estate comprises a mix of large and small piecemeal industrial developments.

Description

The property comprises a former bakery complex that has been specially adapted for food production.

It comprises large ground floor production area with dock level loading access, two story office, first floor production space, transport office, stores and two service yards with drive in loading access.

Tenure

The unit is available to purchase on a freehold basis or alternatively to let on terms to be agreed.

Business Rates

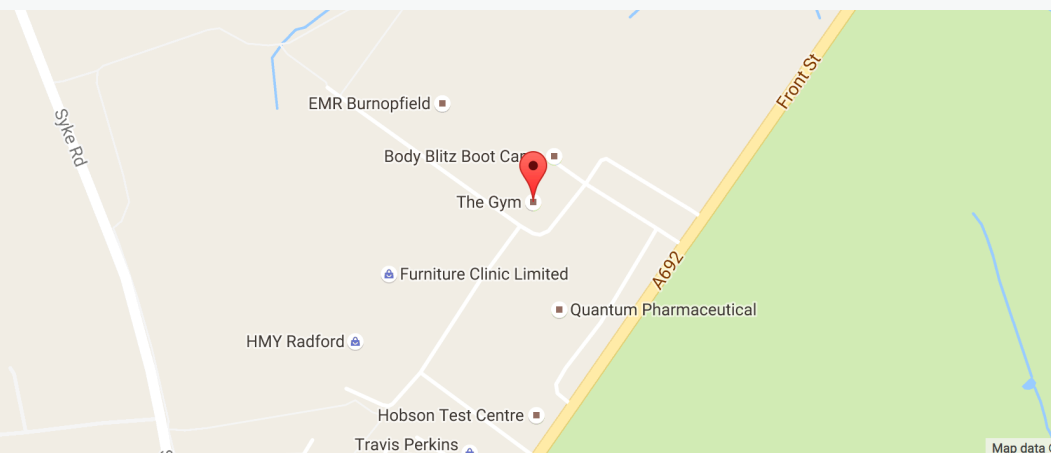
The current rateable is £47,000. Interested parties are advised to contact the local rating authority for further information and to confirm the total rates payable.

Legal Costs

Each party to bear their own legal costs.

VAT

VAT is payable.



FOR SALE / TO LET

Hobson Industrial Estate,
Burnopfield,
NE16 6EA

Misrepresentation Act: These particulars shall not form any part of any contract and no guarantee is given as to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in particulars and must satisfy themselves as to their accuracy by their own investigation before entering into any contract. Each party to bear their own legal costs. March 2012