



Unit 1 Angel Park

Drum Industrial Estate, Chester le Street, DH2 1AQ

Modern detached Industrial/ Warehouse unit

15,086 sq ft
(1,401.54 sq m)

- Large secure fenced service yard
- Two storey offices
- 20 car parking spaces
- 5.8 minimum eaves height
- 2 EV charging points

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Summary

Available Size	15,086 sq ft
Rent	£114,000.00 per annum + VAT
Business Rates	According to the Valuation Office Agency website the property has a Rateable Value of £49,250. Interested parties speak to the Local Rating Authority to confirm the rates payable.
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises a modern detached industrial/warehouse unit of steel portal frame construction to a minimum eaves height of approximately 5.8 meters and 7.8m to the apex. Elevations are of brick and blockwork at low level with insulated profile metal sheet cladding above and to the roof, which incorporates translucent roof lights. Offices are provided over 2 stories with WCs, kitchen and four good quality offices heated via a gas fired boiler to radiators. Loading to the unit is via an insulated sectional up and over loading door 4.5m (w) x 5m (h) that provides access to fenced yard. To the front is a car park providing 20 spaces including two EV charging points. The property also benefits from a three-phase electricity supply which is supplemented by roof mounted PV solar panels.

Location

The property is located within Angel Park on Drum Industrial Estate, with access directly from Drum Road. Drum Industrial Estate has two entrances via the A693 and the A167, which in turn provide good access to the A1(M) at Junctions 63 and 64. Drum is an established distribution and manufacturing location with occupiers including Parcelforce, Co-op, Batleys and Marubeni Komatsu.

Accommodation

The accommodation comprises the following areas:

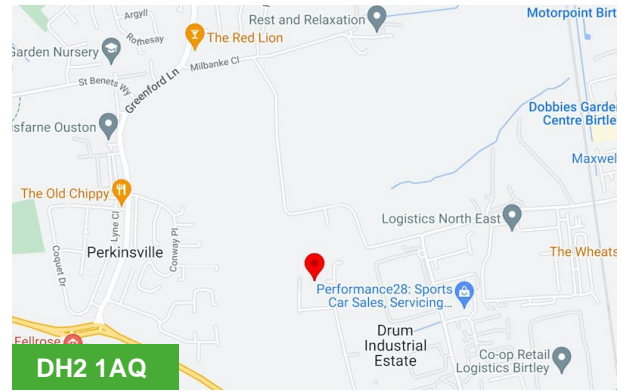
Name	sq ft	sq m
Ground - floor warehouse	13,414	1,246.20
Ground - floor offices	1,672	155.33
Total	15,086	1,401.53

Services

We understand that the property is connected to all mains services including 3 phase power.

Terms

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed.



Viewing & Further Information



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IMPORTANT NOTES FOR INTERESTED PARTIES

- Planning. No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority
- Rates. Applicants are referred to the Local Billing Authority to satisfy themselves as to their likely rates liability.
- VAT. The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).
- Services. No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.
- Photograph. This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.
- Particulars of Sale. All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.
- Please refer to the misrepresentation clause below

MISREPRESENTATION CLAUSE

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