



1A Abcare House, Hownsgill Industrial Park, Consett, County Durham DH8 7NU

- Large Industrial Unit with Offices
- Free On Site Parking
- Two Large loading Bays
- Heated Assembly Area
- Floor Area 1,090 sq. m. (11,737 sq. ft.)
- Excellent Transport Links
- Suitable for a Variety of Uses
- Ready for Immediate Occupation

Rent: £40,000 per annum

COMMERCIAL

Location

The unit is located within Hownsgill Industrial park, ideally located in the heart of County Durham, in the town of Consett, near the A68 providing excellent access to the rest of the UK.

The Premises

The Property is a single storey end terraced factory unit built in 1988. It is of steel framed construction with profiled sheeting clad walls and roof. The unit includes a front reception/office, parking to the front and a loading area to the rear.

The Property occupies a generally level irregular shaped site just off the main road through the Hownsgill Industrial Estate. There are loading areas to the rear of the unit.

Accommodation	Floor Area	
	Sq. m.	Sq. ft.
Unit 1a		
Ground Floor		
Entrance lobby and stairs		
Office		
2 toilets		
Factory including kitchen; 2 toilets		
First Floor		
Mezzanine offices		
Total Gross Internal Floor area	1,090.3	11,737

Tenure

Leasehold – A new lease is available, terms and conditions to be agreed.

Rent

£40,000 per annum

Viewing

Strictly by appointment through this office.

Rateable Value

The 2024 Rating List entry is Rateable Value £39,000

Important Notice

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3. Any areas, measurements and distances given are approximate only.

Ref I016 (Version 2)
Updated July 2024

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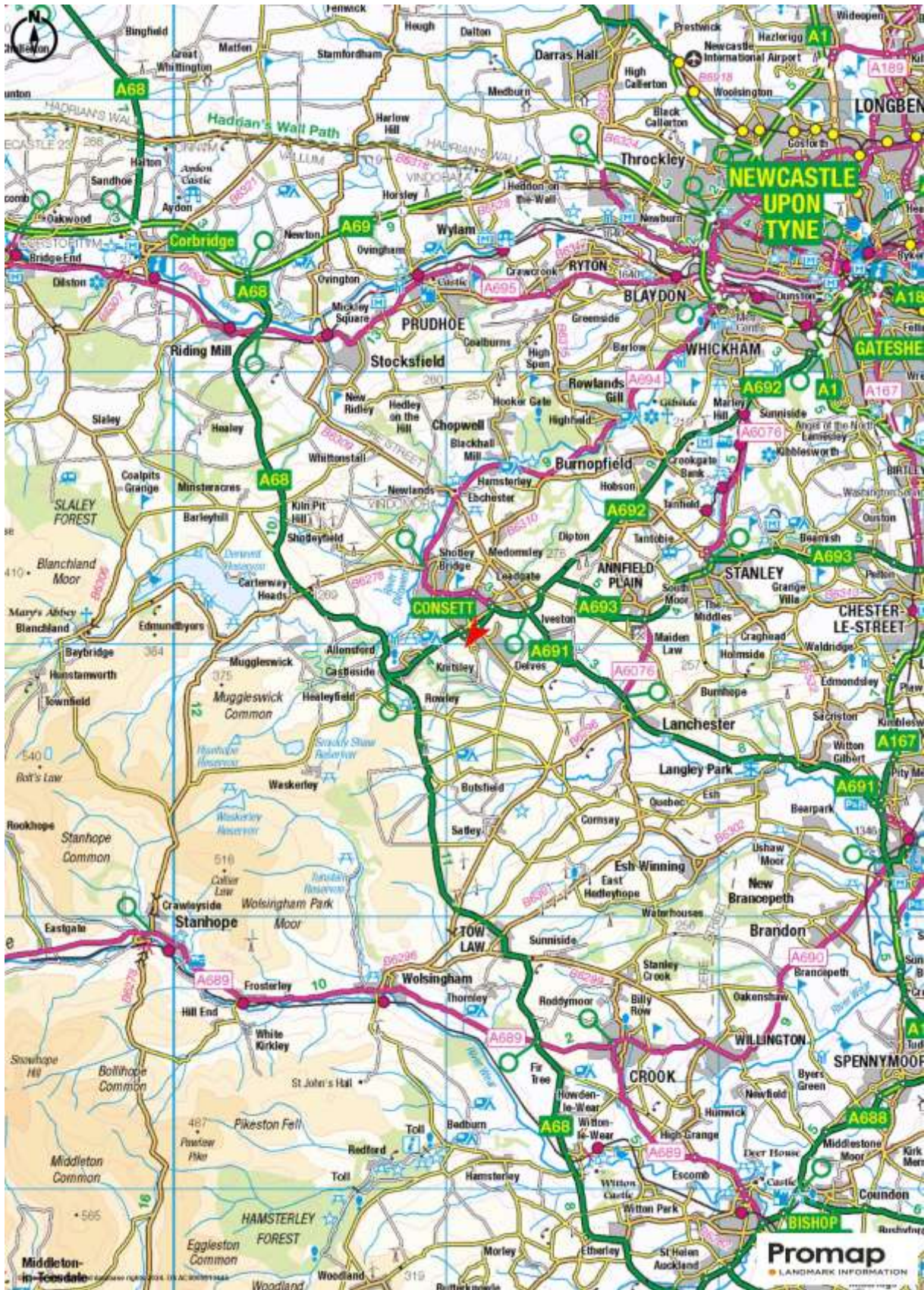
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