



42 Middle Street, Consett, DH8 5QJ

- Ground Floor Office Space
- Very Well Presented Suites
- Communal Lobby & Kitchen Area
- Town Centre Location
- Floor Area 86.24 sq.m. (928.28 sq.ft.)
- Suitable for a Variety of Uses
- Excellent Footfall & Passing Trade
- New Flexible Lease Terms Available

Rent: £7,800 per annum

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Location

The property is located on the corner of Middle Street and Mason Street, within walking distance of the town's Front Street. It is a pedestrianised street, which attracts very good footfall.

Consett is an expanding town, providing easy access to Newcastle and Gateshead, approx. 15 miles away, and Durham (also circa 15 miles south).

Nearby occupiers include Greggs, Specsavers, Barry's Bargain Superstore, Superdrug & Co-op Bank

The Property

The unit is on the ground floor of a three storey corner building.

Presented to a very high standard, there is a welcoming lobby area, with three separate office cubicles, at the front, a further office cubicle towards the rear and a communal waiting area, with kitchenette and w/c.

The landlord has recently installed motion lighting, into the office rooms, suspended ceiling has been refurbished, air conditioning throughout and newly laid lvt laminate flooring.

There is ample free parking with a nearby public car park and short walking distance to bus routes.

Area	SQFT	SQM
Office 1	103.98	9.66
Office 2	64.58	6.00
Office 3	70.83	6.58
Office 4	49.51	4.60
Lobby/Communal	400.85	37.24
Kitchen Area	129.16	12.00
W/C Ladies	47.79	4.44
Disabled W/C	38.53	3.58
W/C	23.03	2.14
Total	928.28	86.24

Tenure

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

Rent

£7,800 per annum

Viewing

Strictly by appointment through this office.

Rateable Value

The 2024 Rating List entry is Rateable Value £12,500

Important Notice

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