



## 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: £35,000 per annum**

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## 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.
<b>Unit 1a</b>		
<b>Ground Floor</b>		
Entrance lobby and stairs		
Office		
2 toilets		
Factory including kitchen; 2 toilets		
<b>First Floor</b>		
Mezzanine offices		
<b>Total Gross Internal Floor area</b>	<b>1,090.3</b>	<b>11,737</b>

## Tenure

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

## Rent

£35,000 per annum Year 1

£37,500 per annum Year 2

£40,000 per annum Year 3

## Viewing

Strictly by appointment through this office.

## Rateable Value

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

## Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

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Amended 21<sup>st</sup> August 2024

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