

**TO LET** Industrial Unit | 41,417 sq ft | Plus expansion land



DRUM INDUSTRIAL ESTATE | CHESTER-LE-STREET | DH2 1ST



Ideally located only 1 mile from A1(M)

**3,847 SQ M (41,417 SQ FT)**

**MODERN RACKED HIGH BAY UNIT WITH CANOPY**

**ELECTRONICALLY OPERATED SECURITY GATES**

**LARGE SERVICE YARD WITH AN ADDITIONAL 3.5 ACRES OF TRAILER PARK/EXTERNAL STORAGE/EXPANSION TO THE REAR**

**EXPANSION UP TO 100,000 SQ FT SUBJECT TO PLANNING**

**2 DOCK LEVEL DOORS AND 2 LEVEL ACCESS DOORS**

**LOCATED APPROXIMATELY 1 MILE FROM J63 OF THE A1(M)**



## LOCATION

The premises occupy a prominent position on the established Drum Industrial Estate providing easy access to the A1(M), and wider regional transport network.

Newcastle upon Tyne	10 miles
Sunderland	11 miles
A1(M)	1.2 miles
A19	7.5 miles
Port of Tyne	11 miles
Teesport	37 miles

The property comprises a bespoke warehouse/distribution facility built circa 2002/03, being of steel portal framed construction under a barrel vaulted roof. The elevations and roof are double skinned, insulated cladding with translucent roof panels. Approximate eaves height of 8.5m rising to 11m at the apex.

The building is contained within an extensive secure site offering potential for expansion, subject to planning consent, together with scope for vehicle/trailer parking and external storage.

## ACCOMMODATION

	SQ M	SQ FT
Warehouse inc offices/ welfare	3,082	33,178
First Floor Offices	156	1,684
Canopy	609	6,555
<b>TOTAL GIA</b>	<b>3,847</b>	<b>41,417</b>
Trailer Park/ External Storage	1.4 ha	3.5 acres

## TERMS

The premises are available by way of a sub lease or assignment of a lease expiring 11th February 2024 with a tenant only break option on 11th February 2019. Passing rent £180,500. A longer term may be available by negotiation with the landlord.

## BUSINESS RATES

RV £111,000. Interested parties are advised to contact the local rating authority to confirm the rates payable.

## SERVICES

We understand that the property is connected to all mains services.

## VAT

All figures quoted are exclusive of VAT which may apply.

## EPC

EPC Rating C(62) Full details available upon request.





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## VIEWING

Via Sole Agents HTA Real Estate

## CONTACT

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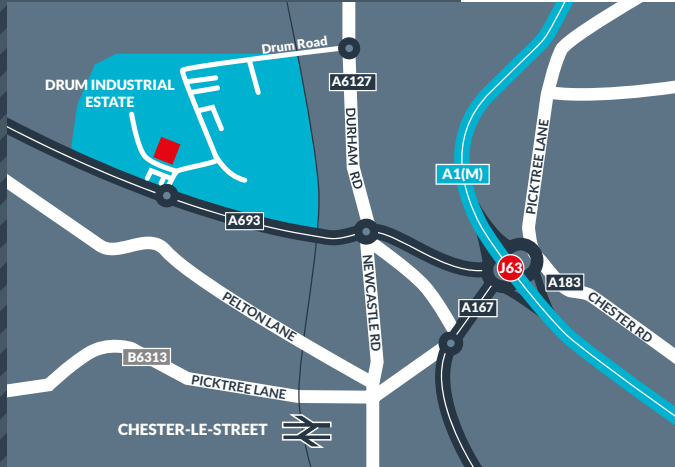
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