



# To Let

## 1,401.5m<sup>2</sup> (15,086ft<sup>2</sup>)

### Unit 1 Angel Park Drum Industrial Estate Chester le Street DH2 1AQ

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

**SUBJECT TO CONTRACT**

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## 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 Parcerforce, Co-op, Batleys and Marubeni Komatsu.

## Description

The property comprises a modern detached industrial 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 to elevations and the roof, which is of hip construction with 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.

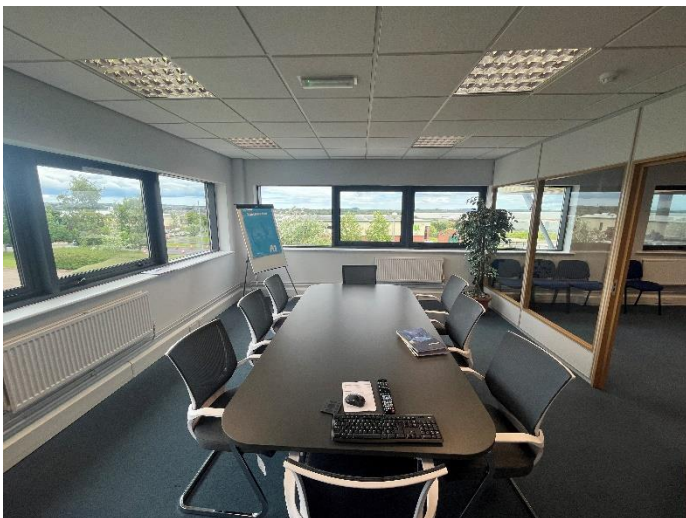


Photo July 2023

## Accommodation

	sq m	sq ft
Warehouse	1,246.17	13,414
Offices	155.32	1,672
<b>Total GIA</b>	<b>1,401.49</b>	<b>15,086</b>

## Terms

The property is available by way of a new lease for term of years to be agreed at a rent of **£114,000 pa.**

## 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.

## Services

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

## VAT

All figures quoted are exclusive of VAT which may apply.

## Energy Performance Certificate (EPC)

The property has an EPC rating of D(90). A copy is available on request.

## Anti-Money Laundering

Under current UK regulations we are obliged to confirm the identity of all parties in an agency transaction. You may therefore be asked to provide appropriate documentation to enable us to complete a simple online identity verification.

## Viewing

Via Sole Agents HTA Real Estate

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