

# UNIT 1

DRUM PARK  
DRUM INDUSTRIAL ESTATE  
BIRTLEY DH2 1AE

TO LET  
(MAY SELL)



MODERN INDUSTRIAL FACILITY  
24,781.91 SQ M [266,750 SQ FT]

NEWCASTLE UPON TYNE

DURHAM

A1 (M)

J63

East Coast Mainline

co op

DSV

PARCEL FORCE WORLDWIDE

Agrii

BATLEYS

KOMATSU

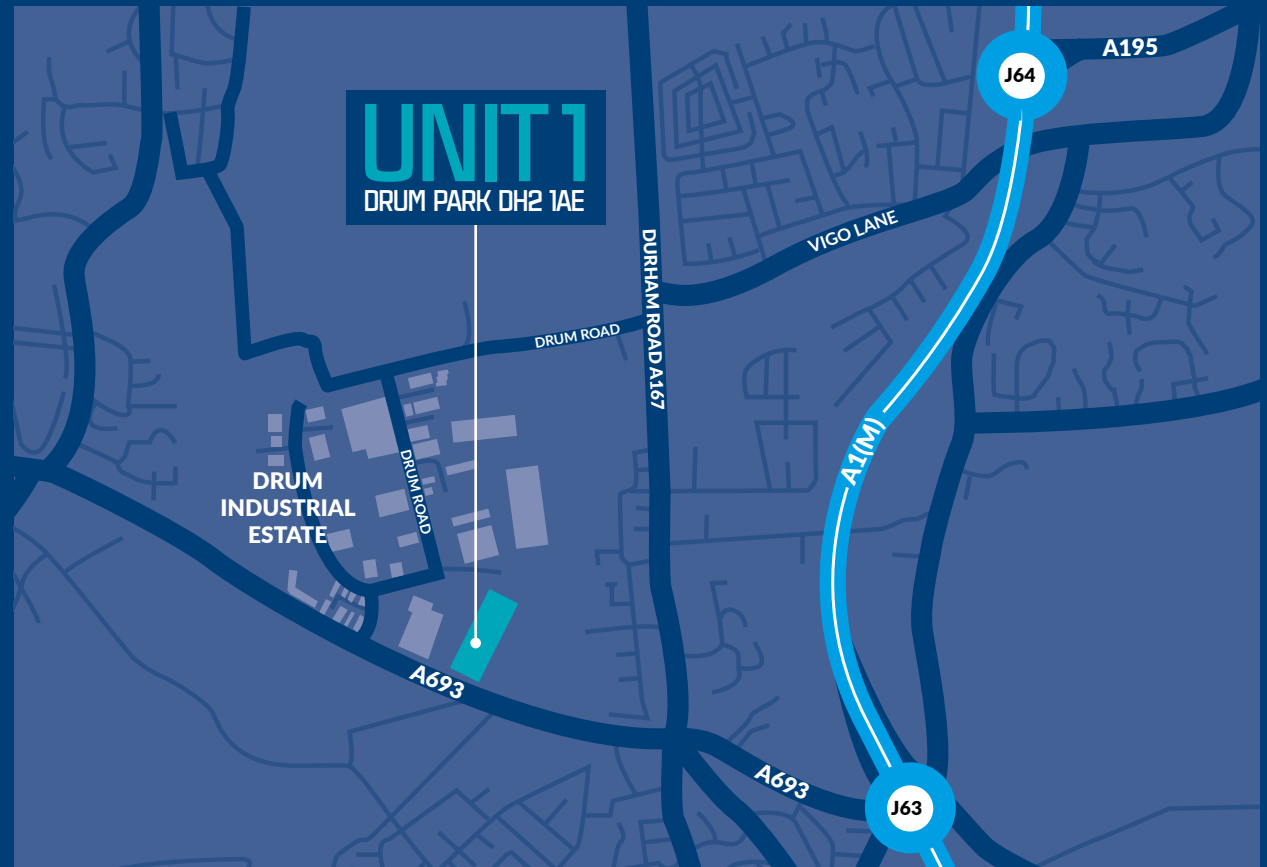
RETTIG

MARTIN GROUP OF COMPANIES

A693

Bidfood Inspired by you.

UNIT 1 DRUM PARK DH2 1AE



## LOCATION

The property is located 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 Parcellforce, Co-op, Batley's and Marubeni Komatsu.



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## DESCRIPTION

The property comprises a modern high bay unit of steel portal frame construction under an insulated profile metal sheet roof with translucent roof lights. The unit benefits from an eaves height of 15m rising to 18m at the apex, LED lighting, 65 KN/m<sup>2</sup> floor loading, 28 dock level doors, 2 level access doors and a significant power supply of 4MVA.

To the front of the unit are 3 storey offices with LED lighting, gas central heating, suspended ceilings, a passenger lift and WC and canteen facilities.

Externally the unit has a 39m yard, 216 car parking spaces, 23 trailers spaces and 360 degree access.

The property is currently utilised as manufacturing facility but would also suit warehouse occupiers.



EAVES HEIGHT



DOCK LEVEL DOORS



FLOOR LOADING



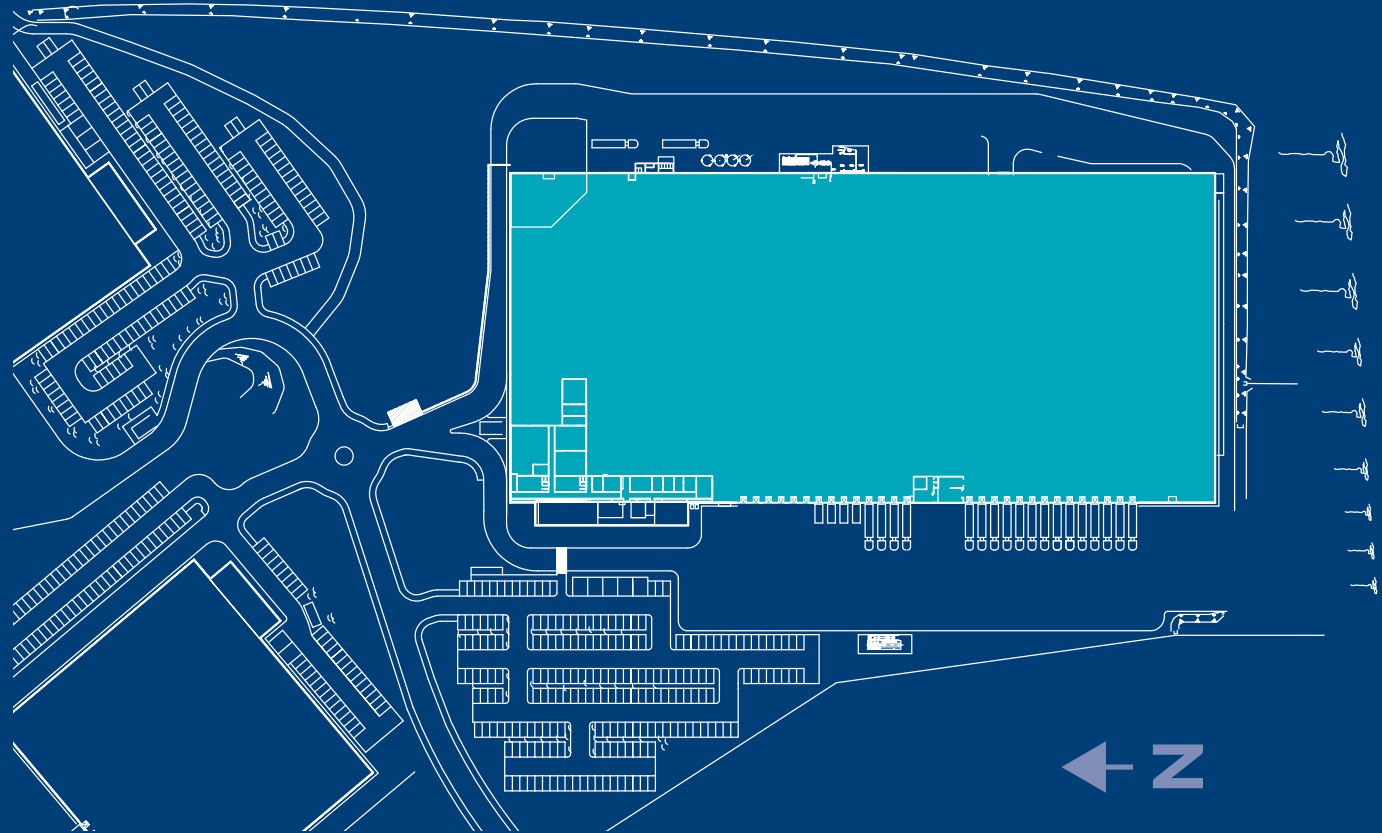
POWER SUPPLY



CAR PARKING SPACES



ACCESS



# ACCOMMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice (2018) to provide the following Gross Internal Areas:

ELEMENT	SQ M	SQ FT
Warehouse	11,907.16	128,167
Manufacturing	11,867.03	127,736
Offices	1,007.72	10,847
<b>TOTAL</b>	<b>24,781.91</b>	<b>266,750</b>



## TERMS

The property is currently let on a full repairing and insuring lease expiring in December 2029 at a passing rent of £1,433,370 per annum exclusive.

## RATEABLE VALUE

We understand the premises have a current Rateable Value of £1,480,000. Any enquiries are to be made directly to the Local Authority.

## LEGAL COSTS

Each party is to be responsible for their own costs incurred in the transaction.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC Rating of B46. A full copy of the EPC is available on request.

## VAT

All rents, premiums and purchase price are quoted exclusive of VAT.

## ANTI MONEY LAUNDERING

A successful bidder will be required to satisfy all AML requirements and provide satisfactory identification documentation for counterparty checks upon agreement of heads of terms.



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## CONTACT



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