

New Workspace Units from
1,250 sq ft to 2,000 sq ft

Available now
for occupation!



**HUTTON
COURT**

Consett Business Park
Consett, Durham, DH8 6BN

Specification



Electrically operated insulated sectional over head doors, with protection bollards



Smooth finish structural concrete floor to take imposed loads of 30KN/m²



Rear height of 4.7m to the underside of eaves, rising to a maximum height of 6m at the front



Solar reflective glazing to the double glazed windows and entrance doors



Heated disabled toilet, with hand dryer and motion sensor LED lighting



Kitchenette and tea point with base units, wall cupboards and space for a fridge



External LED lighting to the service yard



Shared forecourts/ service yards with designated parking plus additional visitor spaces



Electric car charging points



Cycle parking



Fire alarm



Highly efficient unit with good level of insulation and air tightness



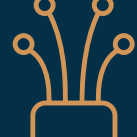
Target EPC rating of a minimum 'B' EPC available on completion



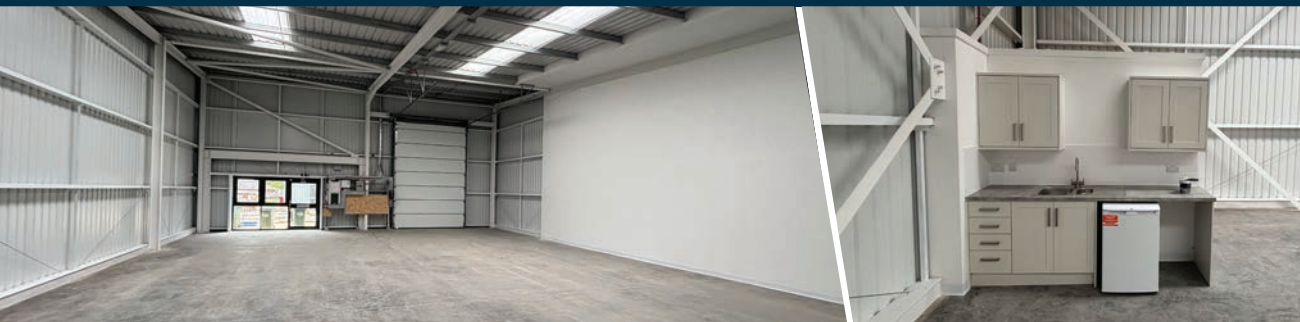
3 Phase electric



Water and Foul Connections



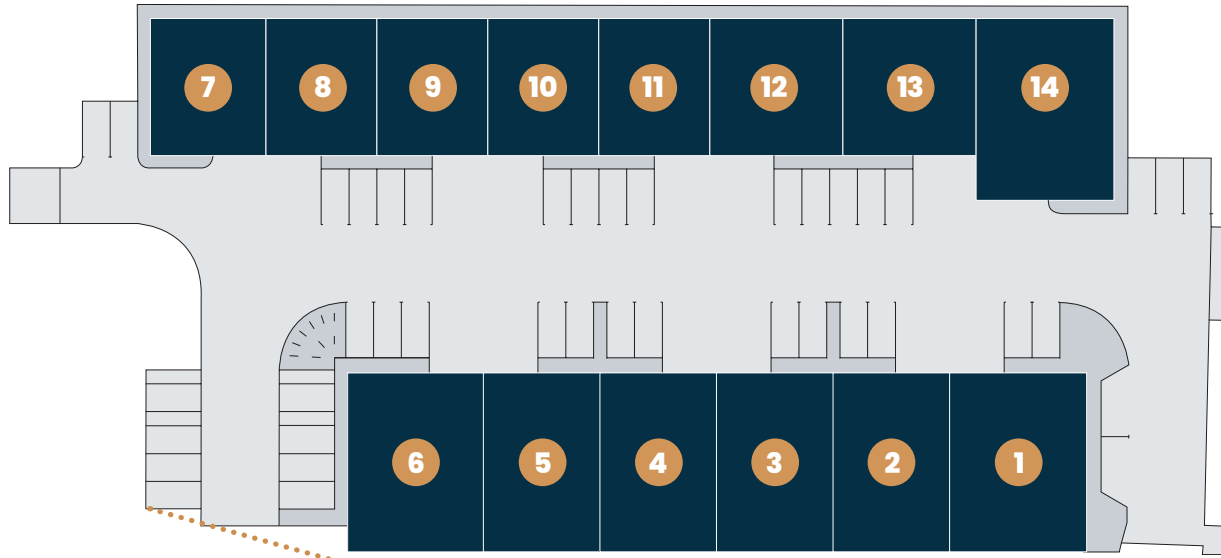
Fibre Broadband



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Site Plan



Accommodation

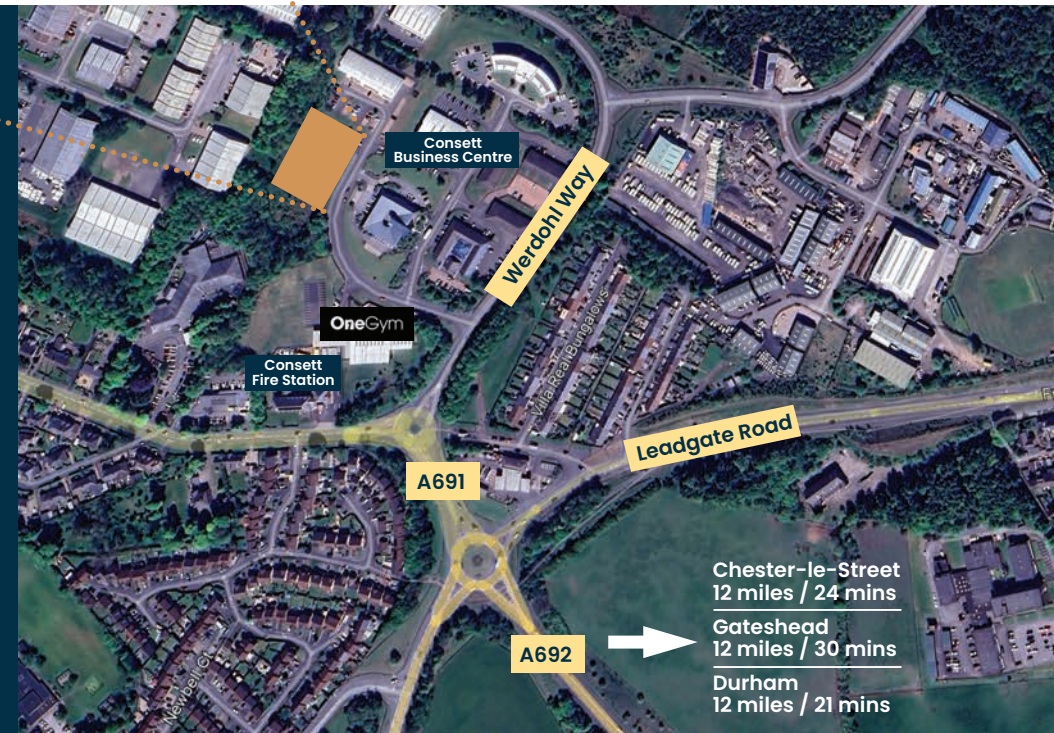
The units have the following measured GIA areas:

Unit	Size Sq ft	Car Parking	Unit	Size Sq ft	Car Parking
1	2,000	3	2	1,750	2
3	1,750	2	4	1,750	2
5	1,750	2	6	2,000	3
7	1,250	2	8	1,250	2
9	1,250	2	10	1,250	2
11	1,250	2	12	1,500	3
13	1,500	3	14	2,000	3

Location

Hutton Court is a scheme of brand new units within Consett Business Park which adjoins the Number One Industrial Estate, which consists of 790,000 sq ft of industrial space providing accommodation to over 106 businesses, including Legrand Electric, CAV Aerospace, Howden Joinery and Wolseley Group.

Located in Consett, about 15 miles southwest of Newcastle upon Tyne and 13 miles west of Durham city centre. The estate can be accessed via the A691 or A692 and is approximately ³/₄ mile from Consett town centre, which provides a range of shops and other local amenities. Tesco Extra, Morrison's and McDonald's restaurants are all within a 5 minute drive away. The estate benefits from excellent transport links to the wider region with the A1(M) less than 13 miles away.



priority space

Consett Business Park
Consett, Durham, DH8 6BN

**READY TO OCCUPY
NOW!**

Rental

Price available from agents. VAT is payable.

Terms

The premises are available to let by way of a new lease on terms to be agreed. An estate charge will be payable to ensure upkeep and maintenance of common areas and provision of shared services.

Please contact the retained agents for further details.

All Enquiries

For further information please contact the joint agents:

Richard Scott

07787697757

richard@htare.co.uk

Keith Stewart

07796 302147

keithstewart@naylor.co.uk

Units from **1,250 sq ft to 2,000 sq ft**

*Photo showing completed units at Platinum Park, Doncaster

A Development by:

**priority
space**



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