



To Let

Areas 15 &16 Drum 263, Drum Industrial Estate, Chester Le Street, DH2 1AA

- High bay warehouse
- 9,969.45 sq m (107,306 sq ft)
- Internal clear eaves height up to 10.4m
- Ramped access to large secure yard
- Excellent location close to the A1(M)
- Available To Let on flexible terms

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Location

The site is located on Drum Road, close to the A167 Durham Road access to Drum Industrial Estate. A second estate access is provided to the south off the A693. The estate has multiple access routes to the A1M via J63 to the south or J64 to the north.

Drum Industrial Estate is a well-established distribution and manufacturing location serving the North East region. Other occupiers on the estate include Parcelforce, Co-op and Komatsu.

Description

The unit forms part of a multi let site. The buildings are of steel frame construction with a mixture of brick and profile metal cladding elevations.

The main buildings have insulated profile metal cladding roof coverings, incorporating translucent skylights. Part of the lower bay accommodation has single membrane covered flat metal deck roof. The eaves height varies from approximately 5.6m in the lower sections to 10.4m in the main warehouse areas. LED lighting is also included.

There are no offices but they can be provided by negotiation if needed and there is access to services for the installation of WCs.

Access to the concrete yard is via 4 drive in access doors.

Accommodation

The property comprises the following approximate Gross Internal Area.

Description	SQM	SQ FT
Warehouse	9,969.45	107,306

Terms

The property is available to let by way of a new FRI Lease for a term to be agreed.

Short terms lettings will be considered.

Rent

On application

Business Rates

We understand the property has a Rateable Value of £345,000. We recommend any interested parties confirm this with the Local Authority

Energy Performance Certificate (EPC)

The property has an EPC Rating of C56.

Services

The property benefits from a water supply and sub metered 3 phase electricity supply. All interested parties must make their own investigations into service provisions.

VAT

All figures quoted are exclusive of VAT which may apply.

Legal Costs

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

Anti Money Laundering

The new tenant will be required to satisfy all AML requirements and provide satisfactory identification documentation for counterparty checks upon agreement of heads of terms.

Viewing

Via Agents HTA Real Estate: -

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