



**TO LET**

## LINDEN PARK - BLOCKS 2 & 3

WERDOHL WAY, MEDOMSLEY ROAD, CONSETT,  
COUNTY DURHAM DH8 6SZ



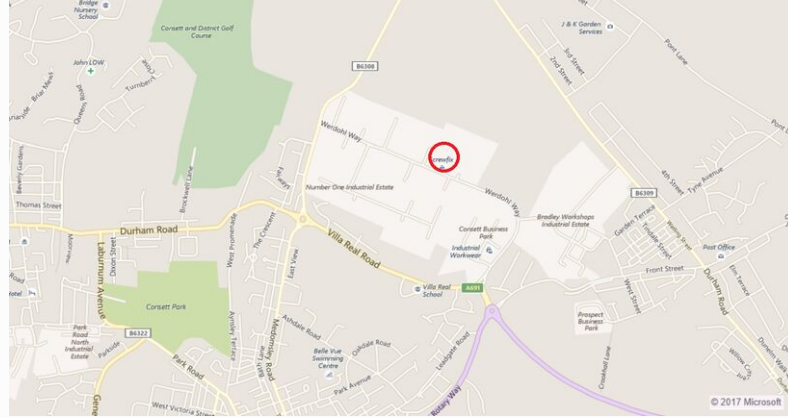
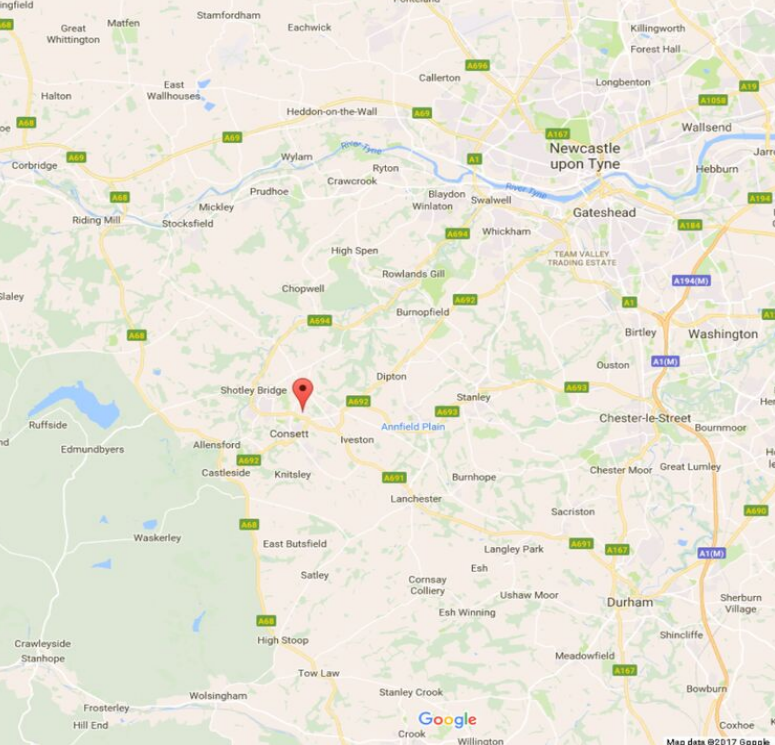
- Established trading location near town centre
- Estate includes Screwfix, Toolstation and Howdens
- Bus routes nearby
- Secure fenced development
- Estate CCTV system
- 3 Phase electricity
- 

**WORKSHOP / INDUSTRIAL UNITS**  
**1,599 - 3,660 sq ft (149 - 340 sq m)**



NORTHERN TRUST

WWW.NTRPROPERTIES.CO.UK



## TRAVEL DISTANCE

	Miles	Mins	Transport
A1 Durham	15.0	25	Car
A1 Team Valley	12.0	24	Car
A1 Chester le Street	13.0	24	Car
Durham City Centre	12.7	21	Car
Newcastle City Centre	14.3	31	Car

Source: theAA.com

# LINDEN PARK - BLOCKS 2 & 3

WERDOHL WAY, MEDOMSLEY ROAD, CONSETT, COUNTY DURHAM



## LOCATION

Linden Park is situated in the well established Number One Industrial Estate and is accessed off Werdohl Way within a fenced development. The estate can be accessed via the A691 and A692 and is approximately 1/2 mile from Consett city centre. Major occupiers include Howden Joinery, Screwfix and Toolstation.

## DESCRIPTION

The units are in two terraced blocks of steel framed construction with brick/blockwork and profiled metal sheet elevations. The roofs are insulated metal sheet with translucent panels providing natural light. Access is via roller shutter loading doors with separate personnel access doors.

## SPECIFICATION

- Dual pitched roof incorporating translucent rooflight panels
- Brick and blockwork walls with insulated cladding
- Floor loading capacity of 375 KN/m2
- 4.5m Eaves
- Office area in larger units
- 3 Phase electricity supply
- Estate CCTV system

## TERMS

- A variety of leasing options are available
- Rent payable monthly in advance
- Rent deposit required
- Rent quoted includes the cost of external maintenance charges and building insurance
- Tenant responsible for internal maintenance plus repairs to doors and windows
- Principal Rent will increase by a fixed 3% per annum
- Tenant responsible for payment of VAT, rates and utility charges

## EPC

Copies of individual certificates are available upon request.

## VIEWING / FURTHER INFO

Please contact Northern Trust to arrange a viewing or for further information.



9 Kingfisher Way • Silverlink Business Park • Wallsend • Tyne & Wear • NE28 9NX

[northeast@northerntrust.co.uk](mailto:northeast@northerntrust.co.uk)

MISREPRESENTATION ACT: Northern Trust and their joint agents (if applicable) on behalf of proposing vendors or lessors and on their own behalf give notice that: (i) These particulars are set out as general information only for the assistance of intending purchasers or lessees. They do not constitute nor constitute part of an offer and will not be incorporated in any contract term; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without any liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessee shall not rely on such information which is given on condition that any intending purchasers or lessees shall satisfy themselves by their own inspections or other enquiries about the property in all respects; (iii) no partner and no person employed by Northern Trust or their joint agents (if applicable) has any authority to make any representation or give any warranty whatsoever in relation to this property whether on behalf of proposing vendors or lessors of Northern Trust. December 2023. Designed and produced by Creativeworld Tel: 01282 858200.