



Commercial Units & Yard, Rowley, Consett
Guide Rent £42,000 per annum

**Vickers
& Barrass**
—Est. 1973—
Land and Estate Agents

A compound including large open plan commercial unit with two vehicle inspection pits, a shipping container, and a substantial surrounding area of hard standing.

- Suitable for a variety of business uses
 - Three phase electricity supply
- Large area of external hard standing extending to approximately 1,780m²
 - Commercial unit extending to approximately 465m² in total
- Available as a whole, or potential to split into separate units by negotiation



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LOCATION

The property is situated just off the A68 at Rowley Bank, approximately 3 miles from the market town of Consett, which provides a comprehensive range of retail, leisure and commercial amenities. The site benefits from excellent transport links, with the A68 providing direct access to Durham and the wider North East, while the A1(M) and Newcastle upon Tyne are also easily accessible, making the property ideally situated for a variety of commercial uses.

What3words ///forks.couriers.swelling

DESCRIPTION

A spacious and flexible commercial unit which has been recently refurbished throughout extending to approximately 465m² in total. This commercial space has potential to be configured to meet the needs of a variety of uses and business types.

The building itself is large and open plan with rear lean to, benefitting from two vehicle inspections pits, together with side store. The buildings can be split into smaller units if required. The building has various access points with a maximum height of 3.5m and a minimum

to the rear lean to of 2.37m via a roller shutter door. There is also a 12m x 2.5m shipping container included..

The buildings are surrounded by a large area of external hard standing extending to approximately 1780m², set within a securely fenced perimeter with lockable gated entrance. There is a right of access through the main yard area to a further rear yard which is also available by separate negotiation.

SERVICES

The property is served by mains water, drainage and three phase electricity.

BUSINESS RATES

The site is not currently rated for Business Rates.

In the event of the property becoming rated for Business Rates, this will be the responsibility of the occupier(s).

ENERGY PERFORMANCE CERTIFICATE

As a commercial garage unit, with no fixed heating source, the units are exempt from requiring an EPC.

MATERIAL INFORMATION

It is understood that the area in which the property is located has access to a moderate broadband connection and potential for fair mobile phone signal. We would advise prospective tenants to perform their own due diligence in respect of availability. With reference to data from the Environment Agency's Flood Warning Information Service there is a very low risk of flooding from surface water, rivers and sea.

INFORMATION FOR TENANTS

The property is available on a commercial tenancy on a Full Repairing & Insuring basis.

DURING THE TENANCY

Additional tenant charges may apply as per the issued tenancy agreement, for items such as replacement or loss of keys or interest on overdue rent.

COSTS

Each party is to bear their own costs.

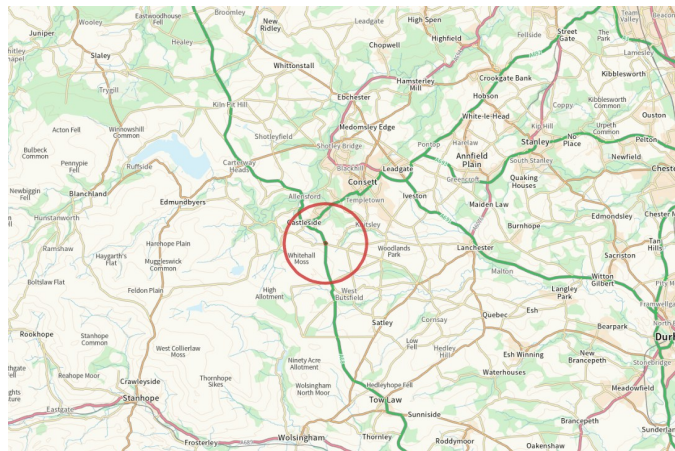
VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.





Not to scale, for identification purposes only



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



LOCAL AUTHORITY

Durham County Council

www.durham.gov.uk

03000 26 0000

NOTES

Particulars prepared – September 2026

Photographs taken – September 2026

PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending tenants, all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility.

Any application for this property will be taken as an admission by the intending tenants that they have relied solely upon their own personally verified information, inspection, and enquiries.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the landlord of this property.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

The particulars have been prepared in accordance with the Business Protection from Misleading Regulations to give a fair overall view of the property. The Landlord reserves the right to generally amend the particulars or method of let..

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