

## Welcome to Prospect Business Park!



Prospect Business Park in Consett, is one of Derwentside's most prestigious business centres, offering high quality office space, light industrial workshops, self-storage units and conference facilities. Easy terms available.

Set in an area of outstanding natural beauty, this exclusive site combines the advantages of a semi-rural location with immediate access to Newcastle, Durham and the rest of the North East of England.

Prospect Business Park offers a highly attractive package of incentives, whether you are a new business or a successful established company. Prices include power, lighting, heating, grounds maintenance, building insurance, business rates and most importantly site security. The only cost to you is to have a telephone and broadband installed.

Relocation to this complex would complement any forward-thinking business looking for office space in the Durham area or surrounding Newcastle, Northumberland and North East areas.

We like to think we're the friendly business park and that's reflected by the fact that we have two dedicated Site Managers who look after the grounds and buildings.



The building consists of purpose designed offices, workshop units and self-storage units creating high profile accommodation which benefits from a large amount of natural light, and is ideally suited for a wide range of businesses – large or small – light industry to professional. This complex has been designed to create a first-class modern day working environment.

## Leases

We want your relocation to be hassle free with the minimum of disruption to your business. Our leases are simply designed to keep legal fees low and offer the flexibility that the modern business needs.

## Cost

We believe that Prospect Business Park provides the most economical solution for your business accommodation. Our costs include rent, business and water rates, electricity charges, heating, monitored CCTV alarm system and servicing of the landscaped areas. There is absolutely no more to pay. Offices start from as little as £140 per month. More information and pricing is available on our website [www.prospect-business-park.co.uk](http://www.prospect-business-park.co.uk).



The west wing of Prospect Business Park comprises offices to rent; 17 office suites in total.

The interior decoration of this wing, which included all of the offices to rent, was carried out to a high standard to create our high-profile office accommodation.

We can provide a range of different size offices and there is plenty of free parking available on site – over 200 spaces.





The east wing of Prospect Business Park comprises 15 workshop to rent in a variety of sizes. These light and versatile work stations would profit any business looking to either relocate, or start up, in the Durham area and needing a workshop to rent with excellent, flexible terms.

The north wing comprises 3 purpose built workshops to rent, in a variety of sizes. These units are self-contained and have direct delivery access through roller shutter doors. Each unit has its own kitchen and toilet facilities.

All the workshops to rent benefit from their own private car park, with immediate access to all units.





Prospect Business Park is conveniently located just a few minutes drive from Newcastle, Northumberland or Durham city centre with good transport links and excellent, free parking facilities making us the ideal conference venue in Durham.

Situated in the bright and airy ground floor of Prospect House, our conference room is available for either daily or half-day hire.

We understand how important it is to spend time working on your business and as such, the Derwent Suite is an ideal place for meetings, training and strategy days.

- Free, fast, WI-FI
- Ample free parking
- Space for 12+ delegates around the table
- Seating for up to 40 delegates in theatre style
- Break-out offices & space available to hire (upon request)
- Catering facilities (upon request), for breakfasts or lunches
- Tea & coffee making facilities
- A dedicated Site Manager to ensure you get the best from your day

### **Pricing:**

£80.00 per day

£45.00 per half day



A number of self storage units to rent are now available in the Centre Block.

Sizes available from 50 square feet at £60 per month to 200 square feet at £140 per month. There are no extra costs to incur.

All the available self storage units to rent benefit from their own private car park, with immediate access to all units.

### **Site Security:**

At Prospect Business Park, we take great pride in our site security, which gives our tenants peace of mind and something less to think about. Our security measures include:

- 24 hour CCTV
- Electronically-controlled gates, which are closed outside of normal office hours. Each tenant gets a gate fob, which then allows them 24 hour access to the site.
- Burglar alarms serve all buildings
- Building keys are provided to all tenants
- The entire site is secured by fencing
- We employ two Site Managers, who staff the business park Monday – Friday.

There is also an emergency contact number for weekends.

### **Site Access:**

To Office & Workshop Tenants:

24 hour access, 7 days a week

Access out of normal office hours is by electronic gate fob (provided) and building keys.

Alarm codes, fobs and keys are provided at start of tenancy.

To Self-Storage Customers:

Monday – Friday 8.00 am to 5.00 pm



### **Contact Details:**

Prospect Business Park is located in Consett, approximately 20 minutes from Newcastle and Durham. It's central position is one of its greatest benefits. The complex overlooks the A691 Leadgate By-pass, connecting to the main link road leading to Newcastle, Durham and the A1(M).

If you have any queries regarding Prospect Business Park please don't hesitate to contact us either by:

### **Prospect Business Park**

Valley View

Leadgate

Consett

Co. Durham

DH8 7PW

**Telephone:** 01207 506 505

**Mobile:** 07783 672 262

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