

to let



**UNIT BT 88/9
HATFIELD WAY
SOUTH CHURCH ENTERPRISE PARK
BISHOP AUCKLAND
DL14 6XF**



- SELF CONTAINED DETACHED WAREHOUSE / DEPOT WITH TRADE COUNTER SET WITHIN A SECURE FENCE AND GATED YARD
- GIA : 1,138.94 M² (12,256 SQ FT)
- TOTAL SITE AREA : 0.43 HA (1.05 ACRES OR THEREABOUTS)
- RENT: £80,000 PA EXC

www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk



the mark of
property
professionalism
worldwide

Frew Pain & Partners, Collingwood Buildings,
38 Collingwood St, Newcastle upon Tyne, NE1 1JF

LOCATION

The subject property is located on Hatfield Way, South Church Enterprise Park, Bishop Auckland.

The location benefits from direct access via Dovcot Hill to A688, which leads to the surrounding area including the A1(M) circa 8 miles away.

The surrounding estate is mainly commercial, with leisure and residential close by.

The exact location is shown on the attached location plan.

DESCRIPTION

The site offers a self-contained detached warehouse / depot with trade counter and offices, benefiting from secure car parking and large fenced and gated compound yard.

The warehouse is constructed of steel portal frame design with a combination of brick / block infill walls and profile insulated cladding to all elevations and roof over, incorporating roof lights.

Internally, there is a trade counter, offices and welfare facilities on the ground floor.

The warehouse offers concrete floors, LED lighting and vehicular access via two automatic shutters (3.5m*4.7m & 5.6m*4.7m)

with an effective eaves height of 4.3m (Apex 6.5m).

The mezzanine floor above the trade counter is accessed from the warehouse and also provides a kitchen / canteen area.

Externally to one side there is a secure concrete yard area with separate gated entrance and to the other is a tarmacadam yard parking area, again with secure gated access / egress.

ACCOMMODATION

From onsite measurements we understand the property has the following GIA:

Office / Trade Counter	199.08 m ²
Warehouse	740.78 m ²
Mezzanine floor	199.08 m ²
TOTAL GIA	1,138.94M² (12,256 SQ FT)

**(TOTAL SITE AREA: 0.43 HA
1.05 ACRES OR THEREABOUTS)**

SERVICES

All main services are connected to the site.

BUSINESS RATES

Following an enquiry on the Valuation Office website we have ascertained that the property has the following Rateable Value:

RV £39,250

TENURE

Leasehold.

A new FRI lease for a term of years to be negotiated.

The landlord will require 3 months rent deposit to be held for the duration of the lease.

(A freehold sale may be considered – details upon request.)

RENT

Our client is looking for rental offers in the region of £80,000 pa.

Incentives may be offered, subject to covenant and term.

ENERGY PERFORMANCE CERTIFICATE

Full details upon request.

LEGAL COSTS

Each party will be responsible for their own legal / professional fees.

VIEWING

Strictly by prior arrangement only – further information available from Frew Pain & Partners:

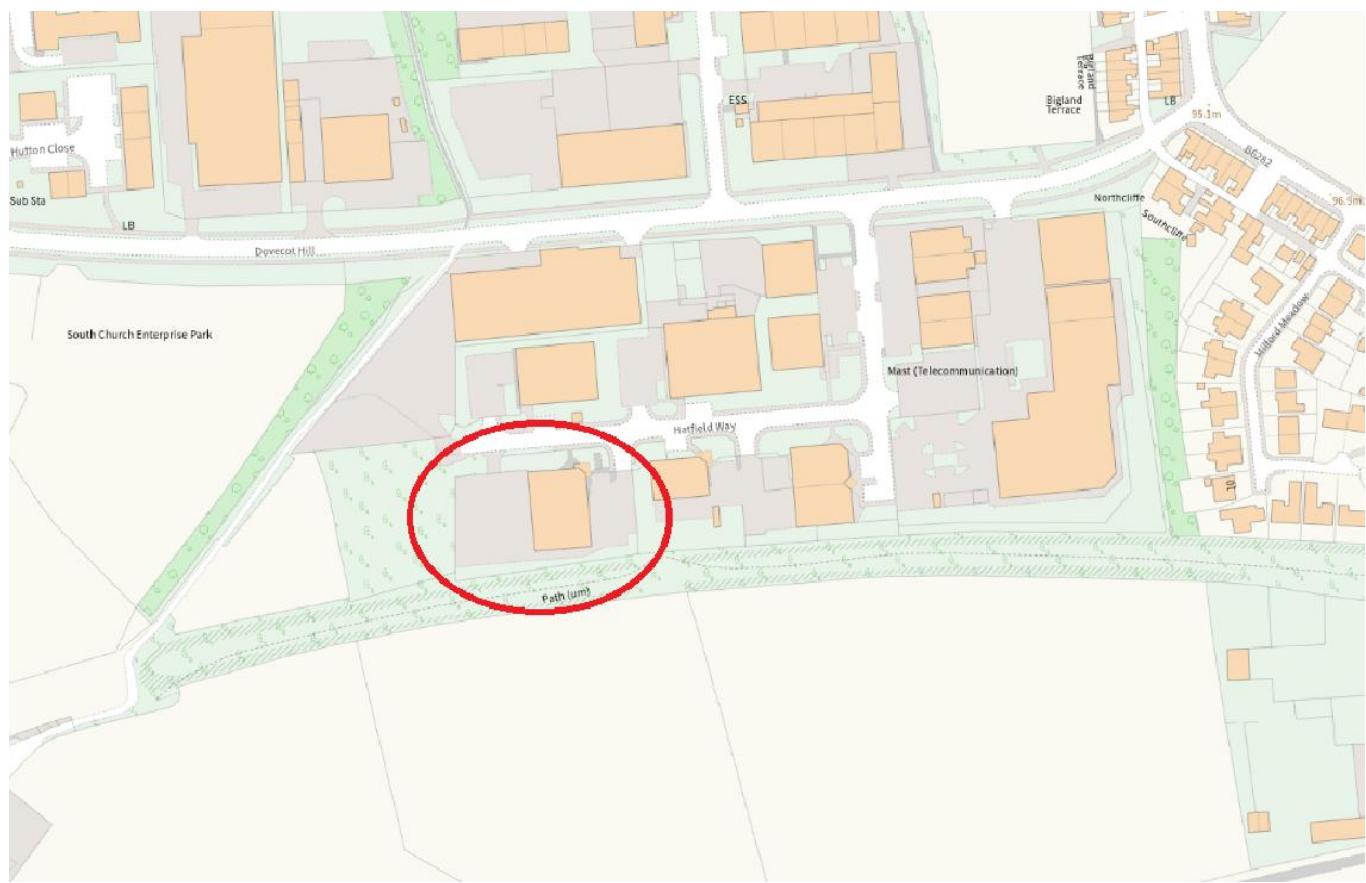
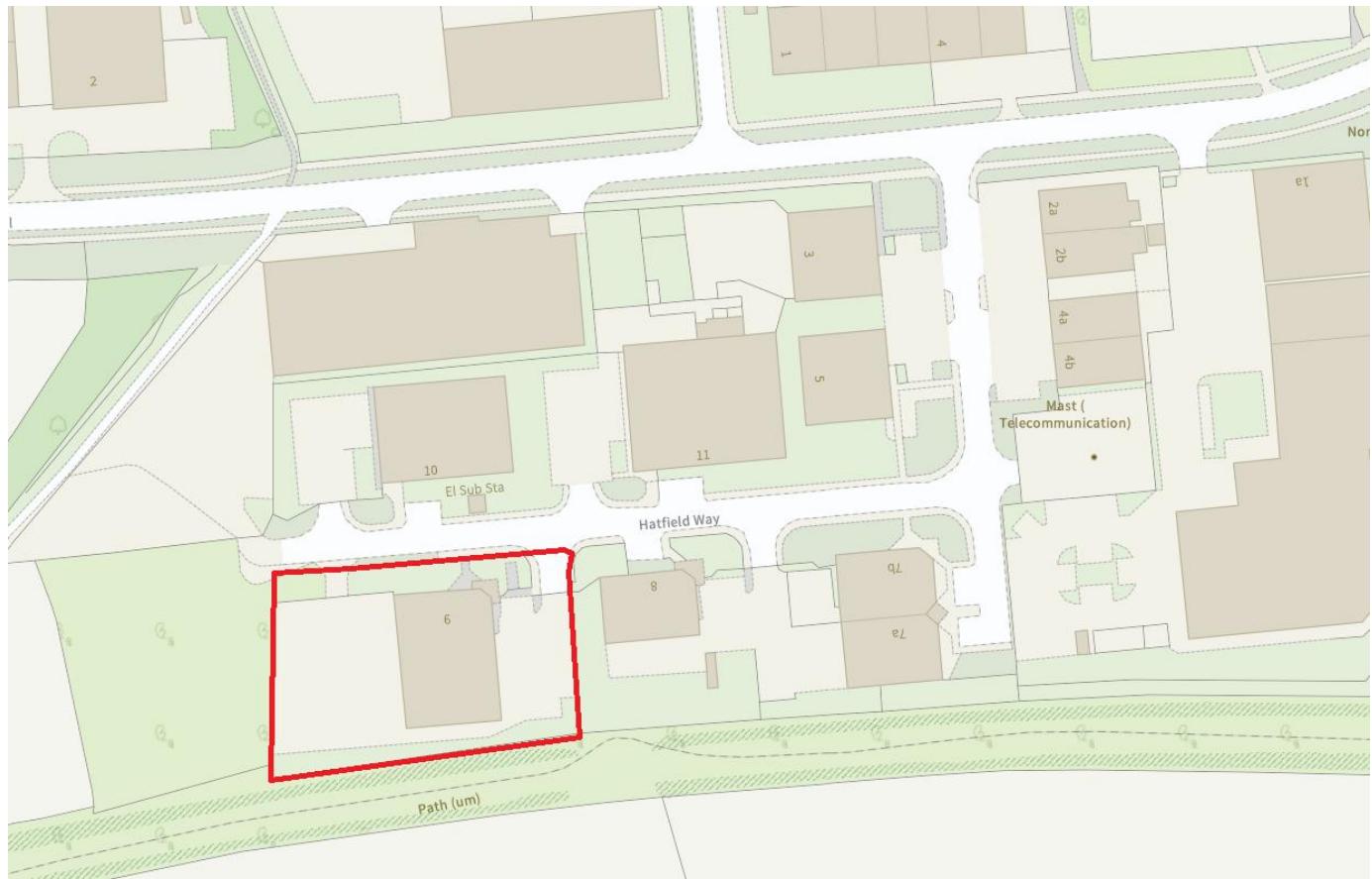
James E F Pain

Tel: 07841 871710

Email:

james.pain@frewpain.co.uk

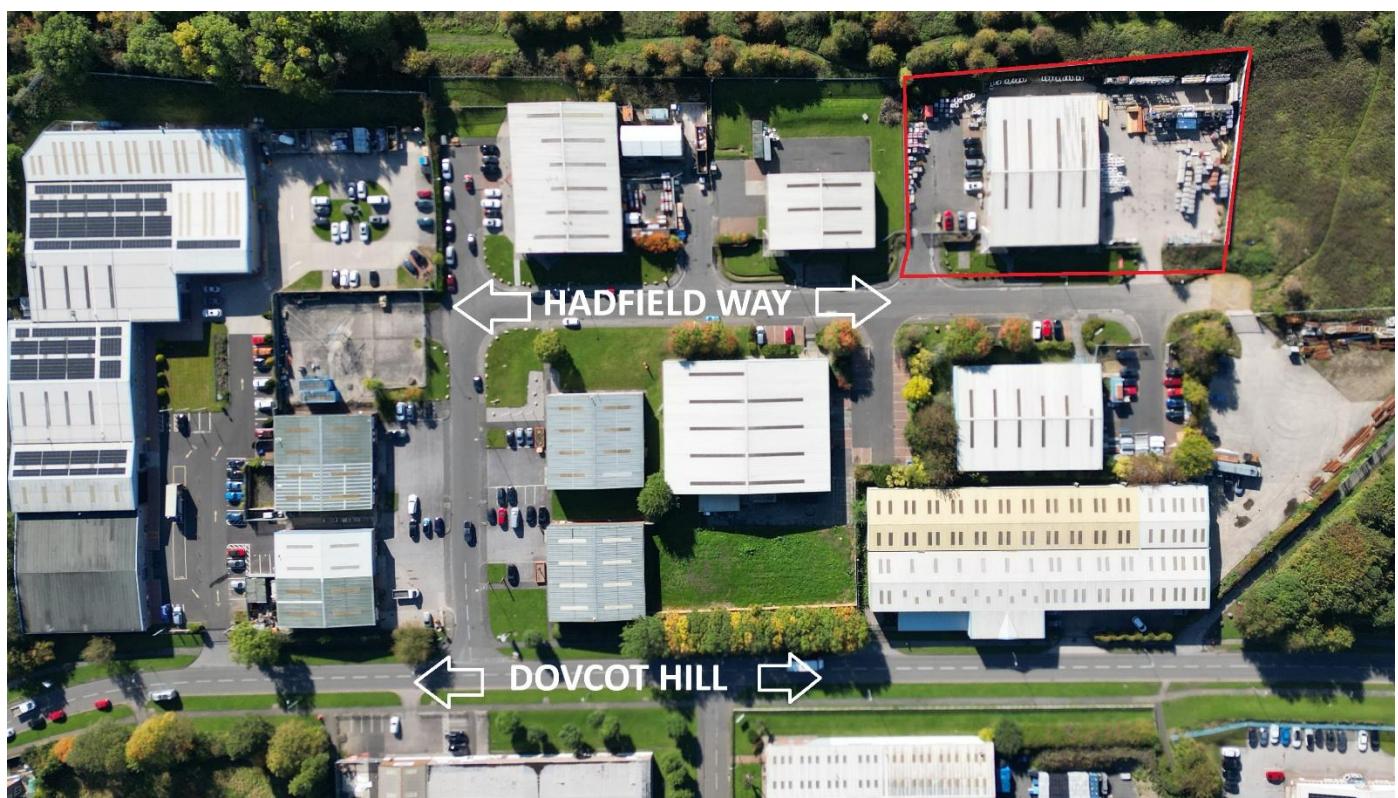
Oct 25



F492 Printed by Ravensworth 01670 713330

www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk

IMPORTANT NOTICE: FREW PAIN & PARTNERS LTD for themselves and for the vendors and lessors of the property give notice that: (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of FREW PAIN & PARTNERS LTD or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person, either principal or employee, at FREW PAIN & PARTNERS LTD has any authority to make or give any representation or warranty in relation to this property. (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order. **FINANCE ACT 1989:** Unless otherwise stated all prices and rents are quoted exclusive of VAT. **PROPERTY MISDESCRIPTIONS ACT 1991:** Every reasonable effort has been made by FREW PAIN & PARTNERS LTD to ensure accuracy. All interested parties are advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take the appropriate professional advice.



F492 Printed by Ravensworth 01670 713330

www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk

IMPORTANT NOTICE: FREW PAIN & PARTNERS LTD for themselves and for the vendors and lessors of the property give notice that: (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of FREW PAIN & PARTNERS LTD or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person, either principal or employee, at FREW PAIN & PARTNERS LTD has any authority to make or give any representation or warranty in relation to this property. (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order. **FINANCE ACT 1989:** Unless otherwise stated all prices and rents are quoted exclusive of VAT. **PROPERTY MISDESCRIPTIONS ACT 1991:** Every reasonable effort has been made by FREW PAIN & PARTNERS LTD to ensure accuracy. All interested parties are advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take the appropriate professional advice.





F492 Printed by Ravensworth 01670 713330

www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk

IMPORTANT NOTICE: FREW PAIN & PARTNERS LTD for themselves and for the vendors and lessors of the property give notice that: (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of FREW PAIN & PARTNERS LTD or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person, either principal or employee, at FREW PAIN & PARTNERS LTD has any authority to make or give any representation or warranty in relation to this property. (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order. **FINANCE ACT 1985:** Unless otherwise stated all prices and rents are quoted exclusive of VAT. **PROPERTY MISDESCRIPTIONS ACT 1991:** Every reasonable effort has been made by FREW PAIN & PARTNERS LTD to ensure accuracy. All interested parties are advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take the appropriate professional advice.