

to let



The industrial property specialists

**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



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:

TENURE

Leasehold.

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

The landlord will require 3 months rent deposit to 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

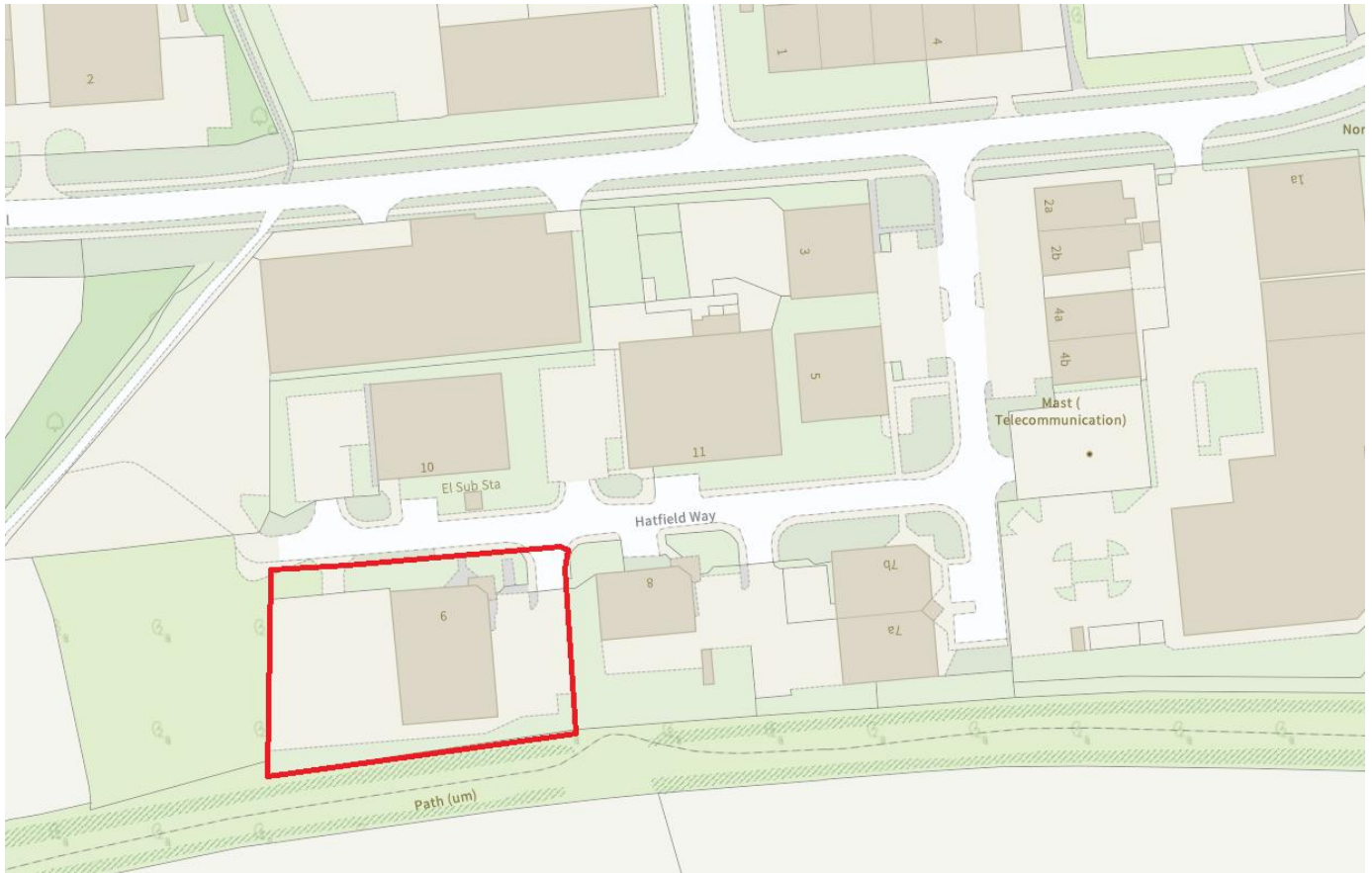
Tel: 07841 871710

Email:

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Oct 25

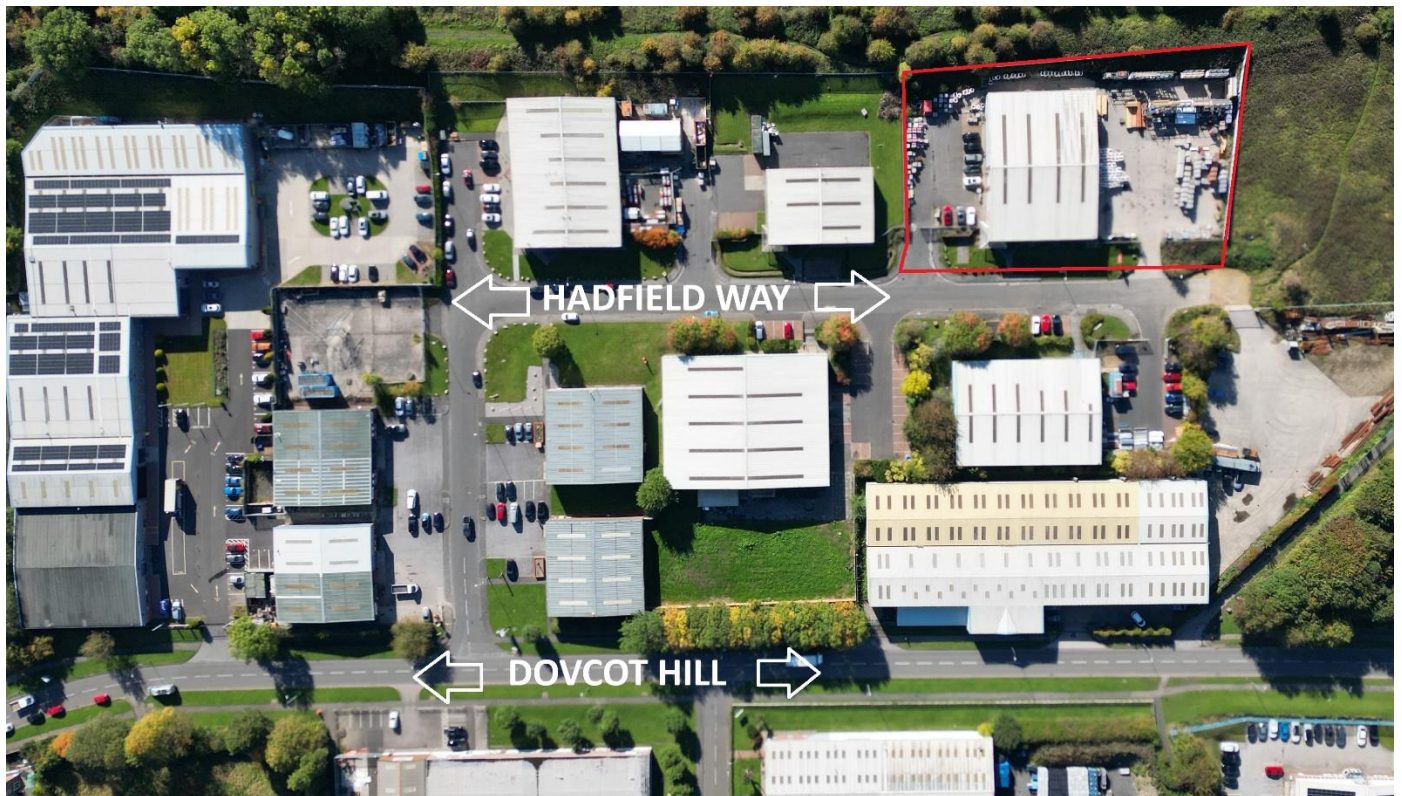
RV £39,250



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