

TO LET – Asking Rent £12,375 per annum

Unit 3 Century Court

**South Church Enterprise Park, Henson Close, Bishop
Auckland, Co Durham, DL14 6WA**

GIA 230sq.m. (2,475sq.ft.)

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SITUATION/LOCATION

The unit is situated within a small block of modern business units within private self contained development off Henson Road within this established and expanding Enterprise Park. South Church Enterprise Park is approximately 1.5 miles south of Bishop Auckland town centre and accessed immediately off the A688 which links with the A1M at Junction 60 or 61 approximately 7.5 miles distant. The Estate incorporates a variety of companies including County Durham Payroll Services, Rushlift and Plastic Mouldings Northern. Adjoining occupiers within Century Court include Ingrams Removals and Shadowtech UK.

PREMISES

Light industrial/business premises forming part of a block of four units constructed approximately 10 years ago. The building is of steel frame construction with part brick/block elevations and profile insulated cladding with pitched profile insulated clad roof with roof lights. The unit incorporates three phase power, WC plus disabled spec WC. Eaves height 4.7m, ridge 5.7m (to underside of haunch), door height 4m.

Externally there are landscaped areas around the development with disabled parking bays and shared marked parking bays on site. There is a barrier at the entrance to the site.

TENURE

Leasehold

ACCOMMODATION

The accommodation briefly comprises:-

Gross Internal Area	230sq.m.	2,475sq.ft.
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Total site area of estate approximately 1 acre

LEASE TERMS

A new lease is available on standard full repairing and insuring terms. Length of lease negotiable.

COSTS

The incoming tenant will be responsible for Landlord's reasonable legal costs plus VAT.

APPLICATION FEE

Where the undertaking of references is carried out by the Agent an application fee is payable by the applicant for the lease. Please ask agent for further information.

RATEABLE VALUE

The Valuation Office Agency website lists the rateable value with effect from April 2017 as follows:-
£8,100

VAT

VAT is payable on rent.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

B-39



18 St Cuthberts Way
Darlington,
County Durham
DL1 1GB
Telephone: 01325 466945

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