

**TO LET - £12,000 per annum, exclusive**

**Unit 6, Aptec Enterprise Park, Darlington Road,  
West Auckland, DL14 9PD**

**Versatile Compound with Storage Containers and Site Office – 0.24 Acres**

**CARVER**  
COMMERCIAL  
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& PROPERTY CONSULTANTS



## SITUATION/LOCATION

Aptec Enterprise Park lies adjacent to the A68 on the periphery of West Auckland and incorporates a diverse variety of occupiers including Auckland Self Storage, Auckland Memorials Master Masons, ASL Training and Grahams Log and Timber Fencing. Aptec Enterprise Park provides swift access to the A68 and A688 across the region lying approximately 4 miles south of Bishop Auckland, 11 miles north east of Barnard Castle and 11 miles north of Darlington. Access to the A1(M) is available via Burtree Gate within a short driving distance.

## DESCRIPTION

Enclosed compound secured via steel palisade fence with double gated access.

There are five steel storage containers and a portacabin site office.

We understand that power and water are available.

Total Site Area Approx 987sq.m. (0.24 Acres)

## TENURE

Leasehold

## LEASE TERMS

A new lease is available drawn on standard full repairing and insuring terms for a term of years to be agreed.

## COSTS

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

## 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

We understand from investigation on the VOA website that the property is recorded in the current rating list at £500. The property falls within the threshold for small business relief and eligible occupiers should benefit from full relief from business rates. Interested parties are advised to direct further enquiries to the Local Rating Authority.

## VAT

We are advised by our client that VAT is not applicable to the rent.

## VIEWING

Strictly by appointment only through agents.

## ENERGY PERFORMANCE ASSET RATING

Not required.



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

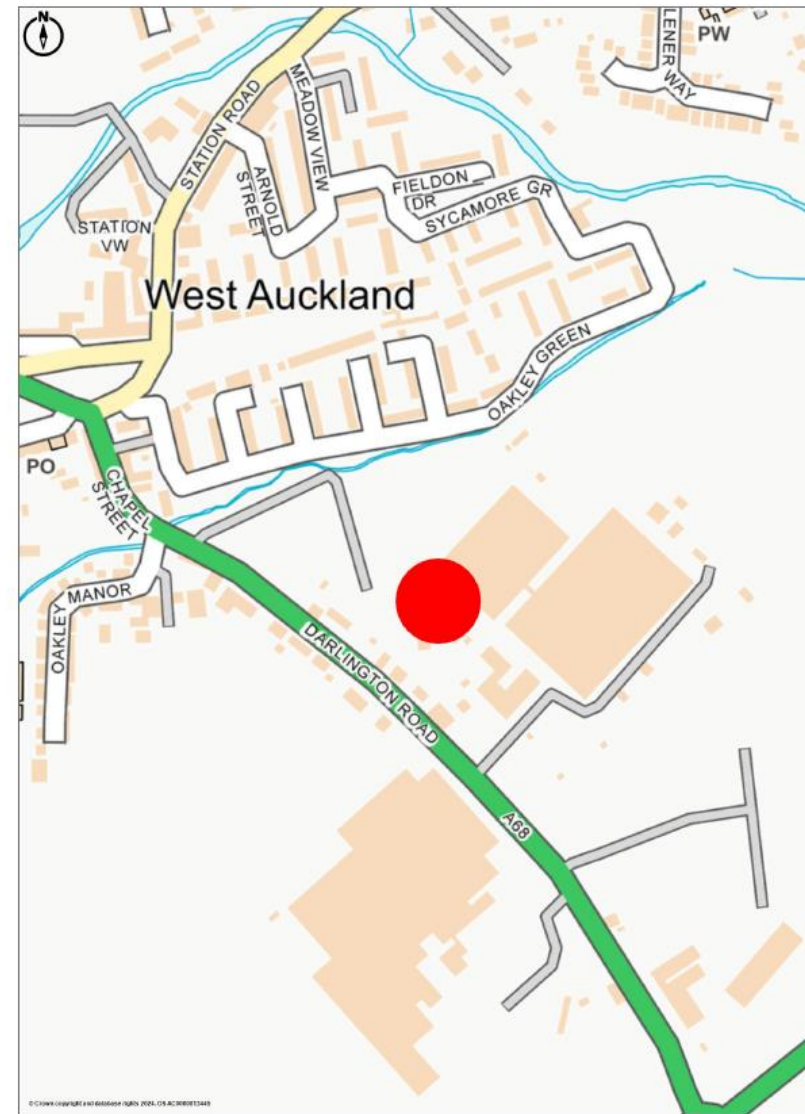
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