

TO LET – £47,500 per annum, exclusive

Premises Formerly Occupied by Custom Designs, St Helen Way, St Helen Auckland, Bishop Auckland, DL14 9AZ

**Prominent Detached Industrial/ Trade Unit – G.I.A. – 12,886sq.ft.
(MAY SPLIT)**

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SITUATION/LOCATION

The property fronts Maude Terrace/ St Helen Way in a prominent position forming the entrance to St Helen Way Industrial Estate approximately 0.5 miles west of Tindale Crescent Retail Park. St Helen Way Industrial Estate is a popular and established trading estate incorporating a diverse variety of established occupiers including Lloyd Ltd, My Lockup and Grove Reed Joinery among others. Wider commercial amenities are available via Tindale Crescent including Sainsburys Food and Fuel Store, Tesco, M&S, McDonalds and Next among others. The location lies adjacent to the A688 in turn linking with the A68 within a short driving distance. Bishop Auckland is a popular Market Town presently undergoing considerable regeneration around the Castle/ Market Place through the Auckland Trust. Bishop Auckland lies approximately 11 miles south of Durham, 12 miles north of Darlington and 14 miles east of Barnard Castle with convenient transport links across the region.

DESCRIPTION

Detached industrial unit constructed 2002 (approx.) and subsequently extended in 2004 (approx.)

The property is of steel portal frame construction held beneath a dual pitched sheet clad roof incorporating translucent roof lights. Elevations are clad with corrugated sheet with brick outerleaf.

The workshop is open plan incorporating two roller shutter access doors and a three-phase power supply. There are two storey block-built offices at the front together with a large mezzanine showroom. There is an additional mezzanine of a more basic nature at the rear. The offices are heated by way of a gas fired central heating system and incorporate UPVC double glazing.

Externally there is forecourt parking at the front of the property together with an enclosed yard area at the side.

TENURE

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

ACCOMMODATION

Warehouse:	586.35sq.m.	(6,310sq.ft.)
GF Offices:	120.67sq.m.	(1,299sq.ft.)
FF Offices & Showroom:	340.32sq.m.	(3,663sq.ft.)
Mezzanine:	150sq.m.	(1,614sq.ft.)

Gross Internal Area: 1,197.34sq.m. (12,886sq.ft.)

Total Site Area Approx: 1,676sq.m. (0.41 Acres)

AGENTS NOTE

1. Measurements are approximate due to tenant's fit out at the time of inspection. Interested parties should rely on their own enquiries/ surveys in this regard.
2. The kitchen/ bedroom displays shown on the photos are a former tenant's chattel and do not form part of the letting.

COSTS

Each party shall be responsible for their own legal costs 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.

RATABLE VALUE

£29,000

VAT

We understand from our client that VAT is not applicable to the rent.

VIEWING

Strictly by appointment only through the Agents

EPC

B-34



**For identification purposes only*

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

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