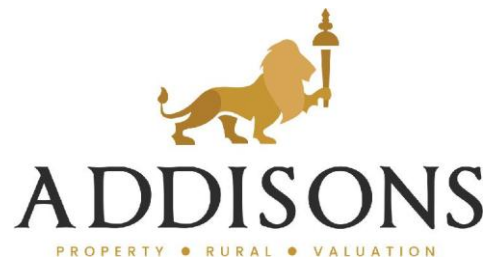


Units 1-5 Carrosserie House
Barnard Castle

ABOUT THE PROPERTY

An industrial investment opportunity situated on the popular Harmire Business Park located on the outskirts of Barnard castle.

The investment offers 560m2 of flexible workshops/showrooms with an additional 121m2 of mezzanine storage. Unit 5 offers a rental investment measuring 264m2 with 91m2 of mezzanine storage.



13 Galgate Barnard Castle, County Durham, DL12 8EQ
01833 638094
info@addisons-surveyors.co.uk

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ACCOMMODATION

The property includes the following gross internal areas

UNIT 1

Showroom/Office Reception	65.78m ²
Workshop Area	131.60m ²
Mezzanine Area	35.60m ²

Currently Vacant

UNIT 2

Workshop Area	130.45m ²
Mezzanine Area	35.80m ²

The WC/Welfare Area is capable of internal linkage with units 1, 3 or both)

The oil fired space heater located with unit 2 provides heating for both units 1 and 2.

Currently vacant

UNIT 3

Workshop Area	130.00m ²
Mezzanine Area	35.65m ²

Currently Vacant

UNIT 4

Workshop Area	65.00m ²
Mezzanine Area	14.27m ²

Separate independent heating system

Currently Vacant

UNIT 5

Offices/Workshop	264m ²
Mezzanine Area	91m ²

Currently Let



RENTAL

Unit 5 is currently let at an agreed rental of £19,200 per annum from 1st February 2025 to 1st February 2030.

RATING ASSESSMENT

According to the governments website, the premises are assessed as having the following Rateable Values: -

Units 1-4 Carrosserie House £23,500 (1 April 2023 to present).

Unit 5 Carrosserie House £14,750 (1 April 2023 to present).

TENURE

Freehold

COSTS

Each party to bear their own legal costs.

SERVICES

Mains services including: - electricity, gas, water and drainage.

ENERGY PERFORMANCE CERTIFICATE

The premises have the below Energy Performance Certificates: -

Unit 1-4 D(84)

Unit 5 D(97)

VAT

All figures are exclusive of VAT where chargeable.

PRICE

£875,000

VIEWING

Strictly by appointment through the selling agents Addisons Chartered Surveyors
T: 01833 638094 opt 1.

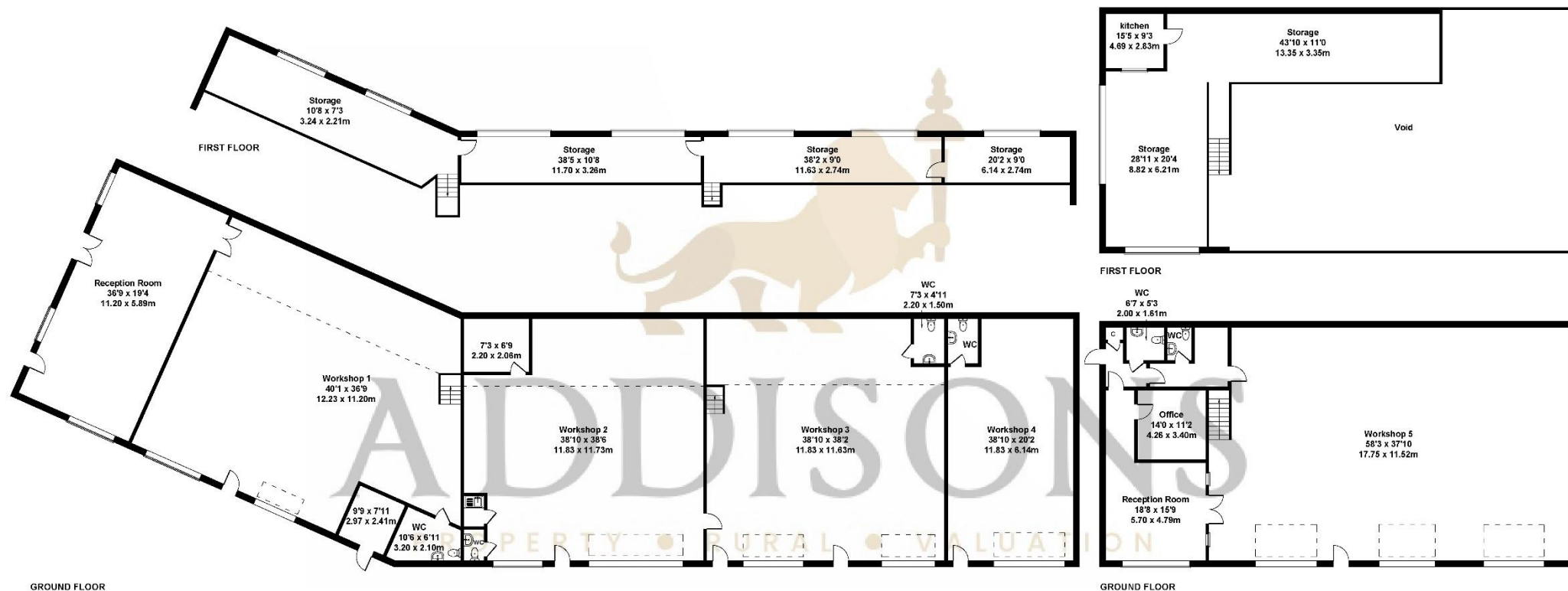
BROCHURE

Details and photographs taken July 2025

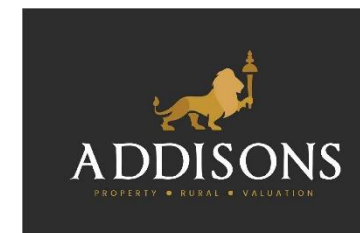


Floor Plan

Units 1,2,3,4, and 5 Hamire Business Park Barnard Castle



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
 Produced by Potterplans Ltd. 2025



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