



12A THE BANK

Barnard Castle, County Durham DL12 8PQ



GSC GRAYS

PROPERTY • ESTATES • LAND



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Barnard Castle, County Durham DL12 8PQ

Available as a whole/by floor/by desk with prices starting from £100 per calendar month including services. Situated in the heart of Barnard Castle, we are delighted to offer flexible office space on inclusive terms.

Bishop Auckland 15 miles, Darlington 16 miles, Durham 25 miles, Newcastle upon Tyne 42 miles, A1(M) 15 miles. Please note all distances are approximate. Situated in the historic market town of Barnard Castle, renowned for its independent shops, artisan cafés and traditional markets, alongside fine restaurants, galleries, and the world-famous Bowes Museum. Set on the edge of an area of outstanding natural beauty you have access to the countryside for walks and bike rides. The town originally built around the castle itself, has a rich array of Listed buildings and interesting architecture, including Grade I Listed bridges over the River Tees.



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GSCGRAYS.CO.UK

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### Accommodation

First and second floor office space with private entrance. Three rooms providing flexible office space available as a whole, by floor or by desk with kitchen facilities and bathroom w/c. Available Immediately.

### Terms

Available via license with a minimum term of 6 months payable per calendar month. The rent includes desk, chair, power, heating, internet (Speed - 1 GB) and rates.

### VAT

VAT is applicable.

### Anti-Money Laundering

GSC Grays will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £37.50 plus VAT (£45.00 inc VAT), which is paid in advance. This charge is non-refundable.

### Energy Performance Certificate

The EPC is available. Rated 100D.

### Viewings


Via GSC Grays 01833 637000

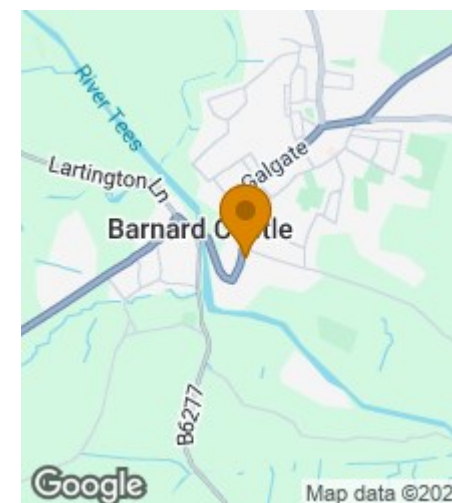
### Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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