



Sanderson
Weatherall

OFFICE SUITE TO LET

First Floor
8/10 The Newgate Centre
Newgate Street
Bishop Auckland
DL14 7JQ



Summary

- Excellent Location
- Newly Refurbished
- Size: 2,968 sq ft (275.73 sq m)
- Rent on Application

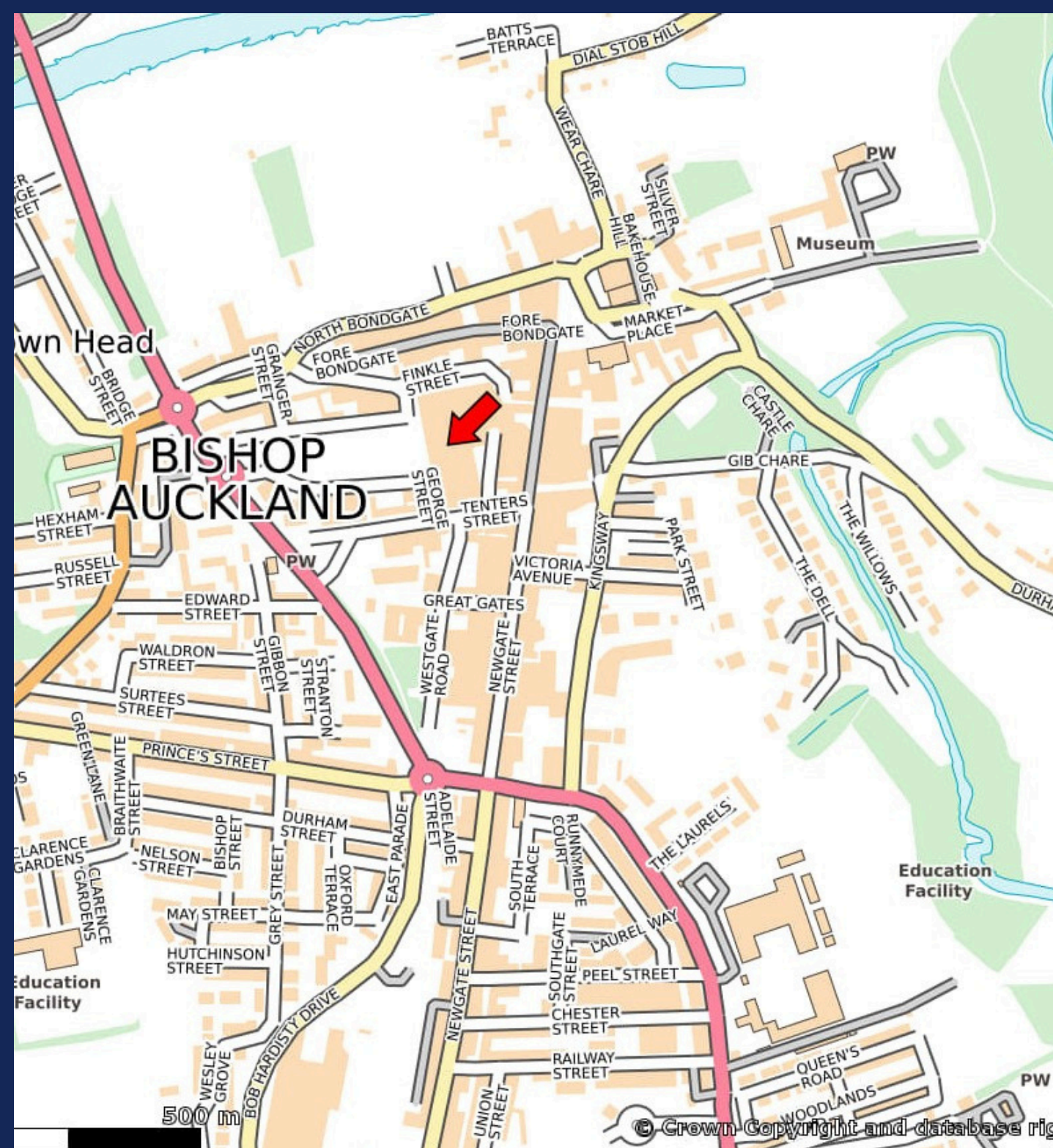
Location

Bishop Auckland is a historic market town in County Durham, located approximately 12 miles south west of Durham City and 14 miles north west of Darlington with excellent road communications from the A688 and the A68. Bishop Auckland is positioned centrally within the county and serves as a key hub for surrounding rural areas. The town's population is approximately 25,000, including surrounding areas such as the town centre and nearby suburbs. Bishop Auckland features a mix of age groups, with a slightly higher proportion of residents aged 30 and over compared to the national average. It's population includes a diverse range of socio-economic backgrounds.

The town also includes areas of residential development alongside its historic core. Auckland Castle, a medieval palace, is a major landmark, emphasising the town's long connection to the Bishops of Durham. Bishop Auckland is well connected to nearby towns such as Shildon, Willington and Spennymoor, and larger cities such as Durham and Sunderland.

Description

Located on the first floor of The Newgate Shopping Centre in Bishop Auckland, this newly refurbished office space offers a modern and functional working environment. The layout is predominantly open-plan, providing a spacious and flexible workspace, complemented by a dedicated meeting room and spacious kitchen.



Description

The office has been recently upgraded to a good standard, incorporating suspended ceilings with integrated LED lighting, carpet covered floorings and electric heating.

Accessibility is a key feature, with lift access and full compliance with DDA requirements, making it suitable for all users. Additionally, the office benefits from direct access to the main multi-storey car park, providing convenient parking options for staff and visitors alike.

Stack Bishop Auckland

The new STACK development on Newgate Street in Bishop Auckland is a major project aimed at revitalising the town's leisure and hospitality offerings. This purpose built, two story venue, complete with a roof terrace, will host a variety of independent food traders, bars, and a dedicated space for live entertainment. Designed to be a vibrant social hub, it is expected to attract both locals and visitors from across the region.

The site, which replaces the former WH Smith and Mothercare buildings, is being constructed with sustainability in mind, reusing materials from the demolished structures. Supported by Durham County Council and the Future High Streets Fund, this development is a key part of broader regeneration efforts for Bishop Auckland, aiming to breathe new life into the town centre and boost the local economy.

Scheduled to open in 2025, STACK Bishop Auckland promises a dynamic space for dining, entertainment, and socialising, further enhancing the areas appeal as a destination. Please see below link to the website for further information:

[STACK Bishop Auckland | Leisure and Social Community Hub](#)



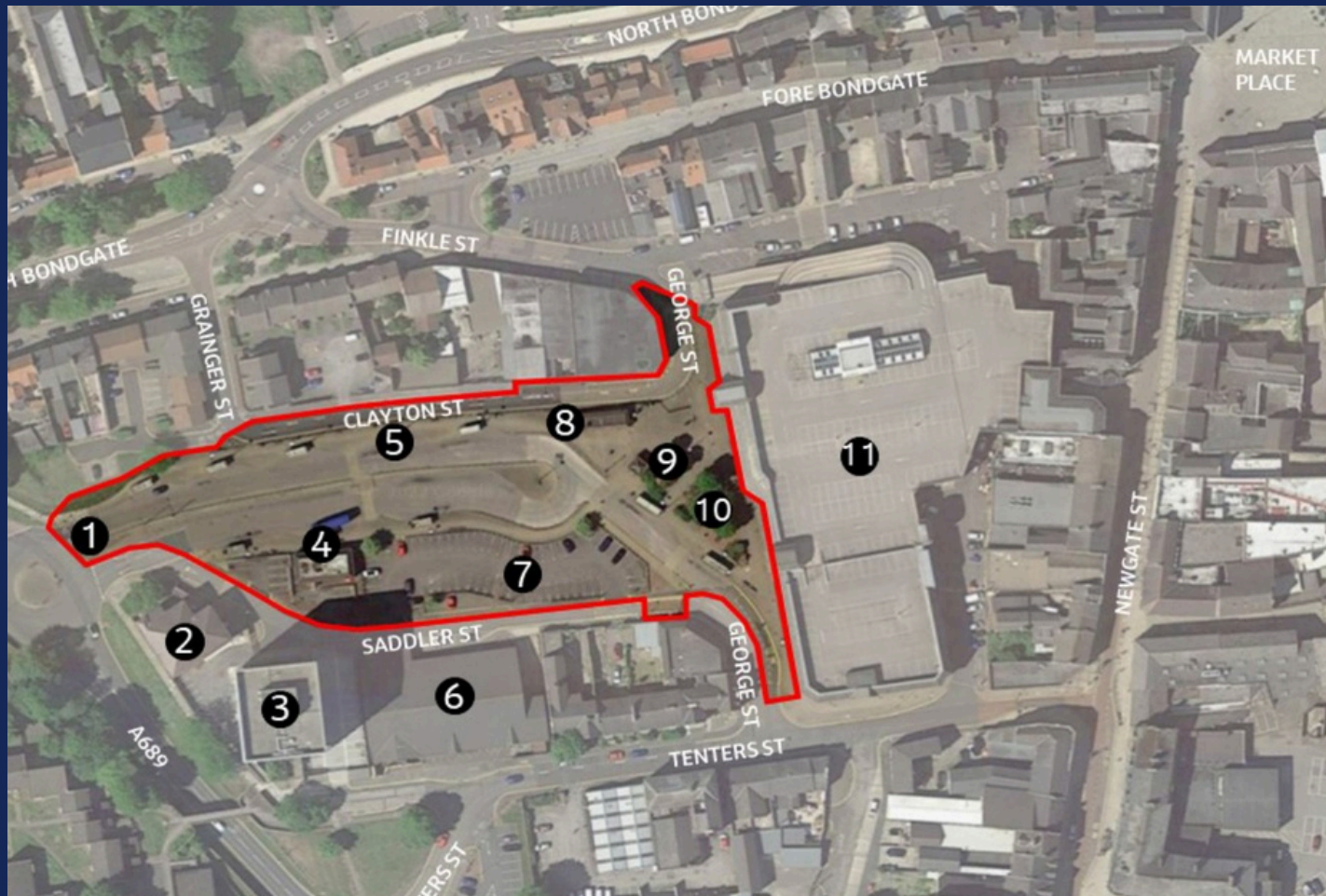
Bishop Auckland Bus Station & Car Park

The new bus station development in Bishop Auckland is part of a £15.4 million regeneration project supported by Durham County Council and funded through the Future High Streets Fund. The project aims to modernise public transport and parking facilities while enhancing the town's appeal to residents and visitors.

The bus station will include eight new stands with drive-in, reverse-out bays, improved passenger information, and modern waiting areas. Accessibility is a key focus, with level entrances, anti-slip flooring, and facilities such as a changing places unit, accessible toilets, and a parent-and-child room. A retail kiosk and CCTV will also be installed.

Adjacent to the bus station, a 124-space car park will be built, featuring EV charging points, wheelchair-accessible bays, and secure bicycle storage. The car park is designed to ease parking pressures during events and support increased visitor numbers to local attractions like Kynren and Bishop Auckland Food Festival.

This development is expected to significantly enhance transport infrastructure, attract more footfall to the town centre and boost local businesses. An overview of the development is provided below:



Site Location

1. Existing bus entry from A689 roundabout
2. Saddler House
3. Vinovium House
4. Bus Operator Facilities
5. External bus stands
6. Retail (B&M)
7. Retail car park
8. Public WCs
9. Café hut
10. Pedestrianised area with tree planting
11. Newgate Shopping Centre



Accommodation

Following a full measured survey on site, we have calculated the following net internal areas.

First Floor: 2,968 sq ft (275.73 sq m)

Asking Rent/Lease Terms

The property is available to let on an effective full repairing and insuring lease for a term of years to be agreed. Rent on application.

Business Rates

Interested parties are advised to contact Durham County Council to verify the current rates payable.

Service Charge

A Service charge is payable to cover the costs of maintenance and general upkeep of the shopping centre and it's communal areas throughout including the exterior structure. Further information is available upon request.

Services

We understand that the premises benefits from all mains service connections, however, any interested party is advised to make their own investigations with regards to this matter.

Energy Performance Certificate (EPC)

An EPC has been commissioned and will be available for inspection shortly.

Anti Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

VAT

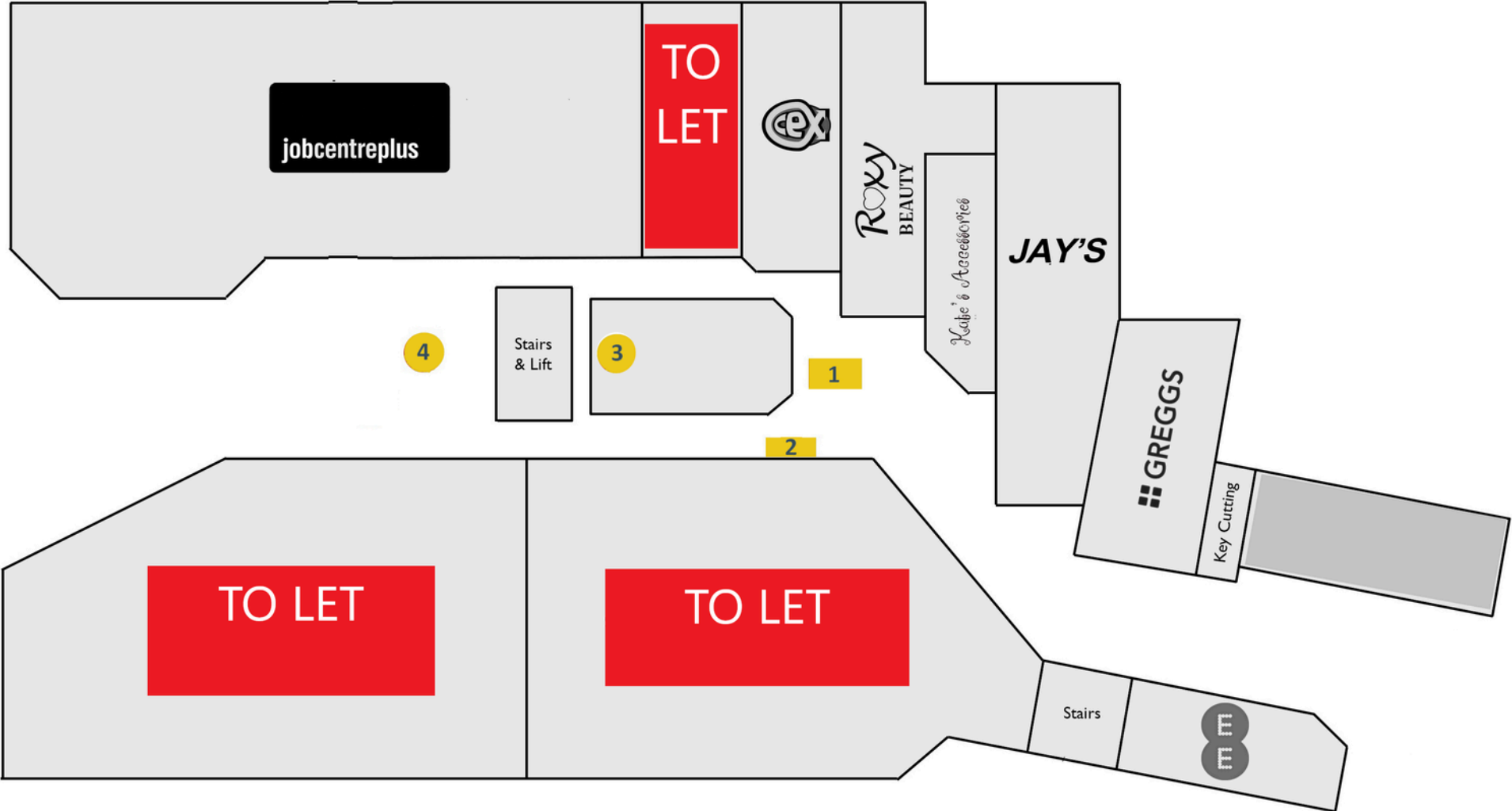
All rents quoted are deemed exclusive of VAT where chargeable.

Legal Costs

Each party are to be responsible for their own legal costs incurred throughout any transaction.



Newgate Centre, Bishop Auckland





Contact

For further information or to arrange a viewing please contact the sole agents:

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