

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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& PROPERTY CONSULTANTS



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

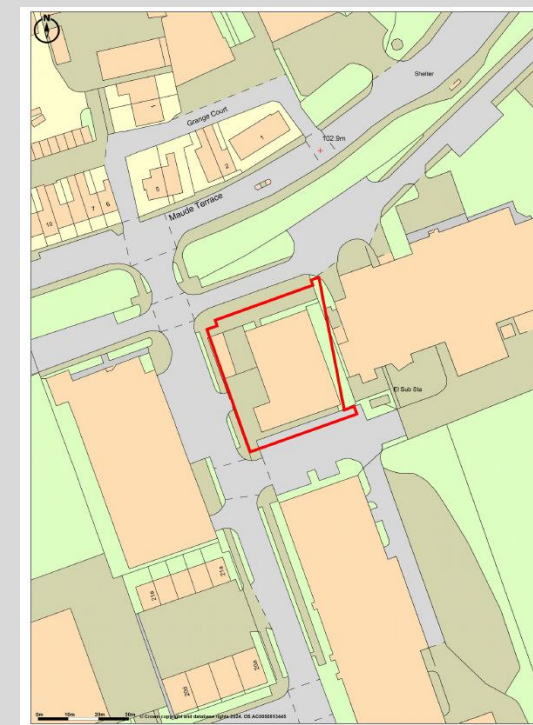
We understand from our client that VAT is not applicable to the rent.

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

IMPORTANT NOTICE: whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. The Agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

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**18 St Cuthberts Way, Darlington,
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enquiries@carvercommercial.com**

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