



TO LET

INDUSTRIAL WAREHOUSE

10 All Saints Industrial Estate, Shildon, Co Durham DL4 2RD

Approximately 1,771 sq m (19,066 sq ft)

CONNECT PROPERTY
PROPERTY
01642 602001

LOCATION

The building is located on the All Saints Industrial Estate. The estate lies on the southern edge of Shildon midway between Bishop Auckland and Junction 58 of the A1(M) on the A6072. Shildon has the benefit of being within close proximity to Newton Aycliffe Industrial Estate.

DESCRIPTION

The property comprises a steel portal frame constructed industrial unit, with profile metal sheet cladding to the elevations beneath an insulated pitched roof. To the front of the building is a small office / welfare facility with a concrete mezzanine floor above.

Externally, the property has the benefit of a secure car park to the front, with loading via two sectional loading doors that provide access to a concrete yard.

ACCOMMODATION

	Sq m	Sq ft
Workshop	1,568.61	16,884
Office	101.39	1,091
Mezzanine	101.39	1,091
TOTAL	1,771.39	19,066

ENERGY PERFORMANCE CERTIFICATE

Band C

A full copy of the EPC is available for inspection if required.

TERMS

The property is available To Let by way of a new full repairing and insuring lease at £80,000 per annum exclusive.

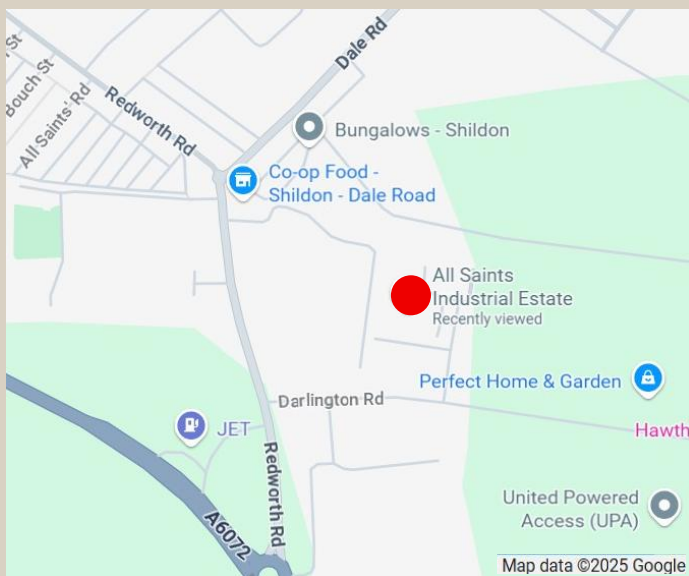
RATING ASSESSMENT

We understand the property has a rateable value of £45,000. Interested parties should contact the Local Authority to establish the precise rates payable.

VIEWING

Strictly through the joint agents Connect Property North East:

Jonathan Simpson ddl: 01642 704931



IMPORTANT NOTICE: whilst every reasonable effort has been made by Connect Property North East 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. Connect Property North East nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Connect Property North East or the seller / lessor. (ii) Any photographs show only certain parts of the property at the 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. Registered Company Number 9404628