

TO LET

HERITAGE PARK

Stadium Way, Bishop Auckland DL14 9AE



Key Highlights

- Newly built trade counter units & food outlet
- Established commercial location
- Neighboring occupiers include Toolstation, MKM and Screwfix
- Well-connected adjacent to the A688 linking to A1(M)
- A1 & A3 uses
- EV charging points

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Location

The subject units are located on the newly developed Heritage Park, on Stadium Way in Bishop Auckland.

The estate lies adjacent to the A688 arterial road in an established commercial location, with the A1(M) a short distance to the east.

The surrounding area is home to a number of trade and retail occupiers including MKM, Sainsburys, Tesco, Toolstation, Screwfix and Starbucks.

Description

The estate comprises 3 newly constructed trade counter units. Unit 1 is pre let to Toolstation and Instavolt have installed 4 EV charging points.

At the front of the site is a plot which has planning for a 1,200 sq ft food outlet.

The trade counter units have the following specification:

- Steel frame construction
- 6.1m clear internal height.
- Concrete floors
- Electric roller shutter doors.
- Car parking

Accommodation

Unit	sq m	sq ft	Status
1	250.8	2,700	Let Toolstation
2	250.8	2,700	Available
3	250.8	2,700	Available
4	114.0	1,227	Available

Terms

The units are available by way of a new FRI lease for a term of years to be agreed.

Rent

Unit	sq m	sq ft	Rent
2	250.8	2,700	£30,000
3	250.8	2,700	£30,000
4	114.0	1,227	On application

Service Charge

A service charge is payable by upkeep of the communal areas of the estate.

Rateable Value

All units are to be assessed for business rates.

Interested parties are advised to make their own enquiries regarding this with the relevant local authority.

Energy Performance Certificate

Further information is available upon request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction

VAT

The figures quoted above are exclusive of VAT.





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