

**TO LET – Rent £15,000 per annum, excl**

**15 Dabble Duck Industrial Estate  
Shildon, Co Durham, DL4 2QN**

**Surplus Warehouse Space**

**CARVER**  
COMMERCIAL  
CHARTERED SURVEYORS  
& PROPERTY CONSULTANTS



## SITUATION/LOCATION

The warehouse forms part of a substantial production unit which our client occupies within Dabble Duck Industrial Estate which is accessed off Redworth Road and close to the A6072 Shildon Bypass.

## PREMISES

Modern high bay warehouse space of steel frame construction with profile metal sheet cladding with electric roller shutter doors (with canopy over to front). Good access with excellent parking facilities available. Shared WC facilities with our client's unit adjacent.

## TENURE

The unit is available by way of a 12 month licence.

## COSTS

The incoming tenant will be responsible for the Landlord's reasonable legal cost plus VAT in this transaction.

## ACCOMMODATION

The accommodation briefly comprises:-

Warehouse	951sq.m.	10,230sq.ft.
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9.6m height to ridge

Roller shutter doors to front have 6.3m head room.

## 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.

## RATEABLE VALUE

The Valuation Office Agency website lists the rateable value with effect from April 2017 as follows:-  
£26,250.

## VAT

The rent quoted will be subject to VAT

## VIEWING

Strictly by appointment only through agents.

## ENERGY PERFORMANCE ASSET RATING

C-61



**18 St Cuthberts Way**  
**Darlington,**  
**County Durham**  
**DL1 1GB**  
**Telephone: 01325 466945**

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