

# TO LET

# GEORGE F. WHITE

RESIDENTIAL . COMMERCIAL . RURAL . DEVELOPMENT

## Business Park Office

**15D Harmire Enterprise Park**

**Barnard Castle**

**County Durham**

**DL12 8BN**



- Self contained office suite
- Business park location
- Parking
- Size: 69.68 sq m (750 sq ft)
- Modular office
- £6,188 per annum



## LOCATION

Barnard Castle is a historical Market Town set within County Durham. It is approximately 16 miles west of Darlington and 25 miles south of Durham. It is easily accessed via A66, A68 and A1. The town is popular with both visitors and locals and offers a range of retail and leisure amenities. Harmire Enterprise Park is situated on the northern outskirts of the town centre and is accessed directly from the B6278.

## DESCRIPTION

Ground floor modular self-contained office accommodation. Suspended ceiling and recessed lighting.

## ACCOMODATION

Ground Floor 69.68 sq m (750 sq ft)

## TERMS

The property is available to let by way of a new lease for a minimum of 3 years on Internal Repairing only terms, to be agreed at rent of £6,188 per annum with a maintenance rent of £1,013 per annum.

Rents quoted are exclusive of VAT, rates and utilities.

## RATING ASSESSMENT

The rating assessment currently appearing on the Valuation List is as follows: -

|                      |        |
|----------------------|--------|
| 2017 Rateable Value: | £4,850 |
| 2023 Rateable Value: | £4,850 |

The Small Business rate for the year 2022/2023 is 49.9 pence in the pound.

## 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.

## LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

## EPC

The property has an Energy Performance Certificate rating of C69.

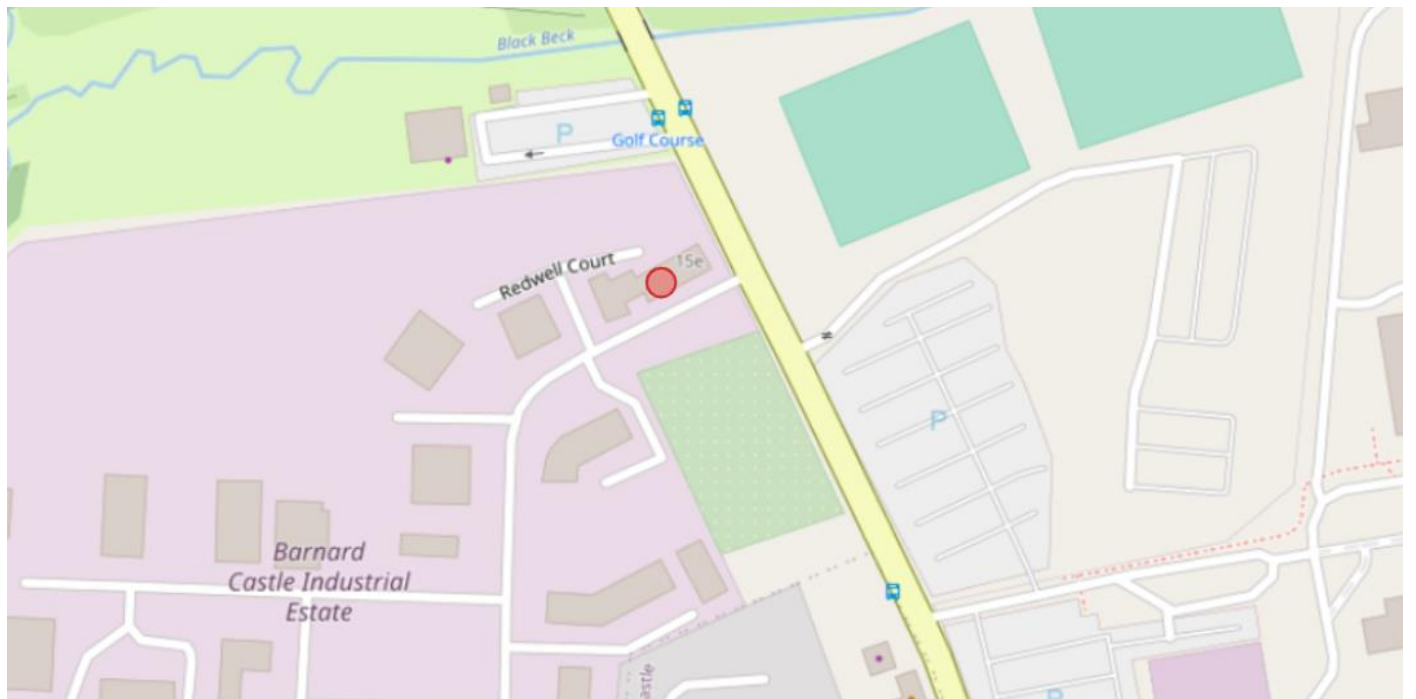
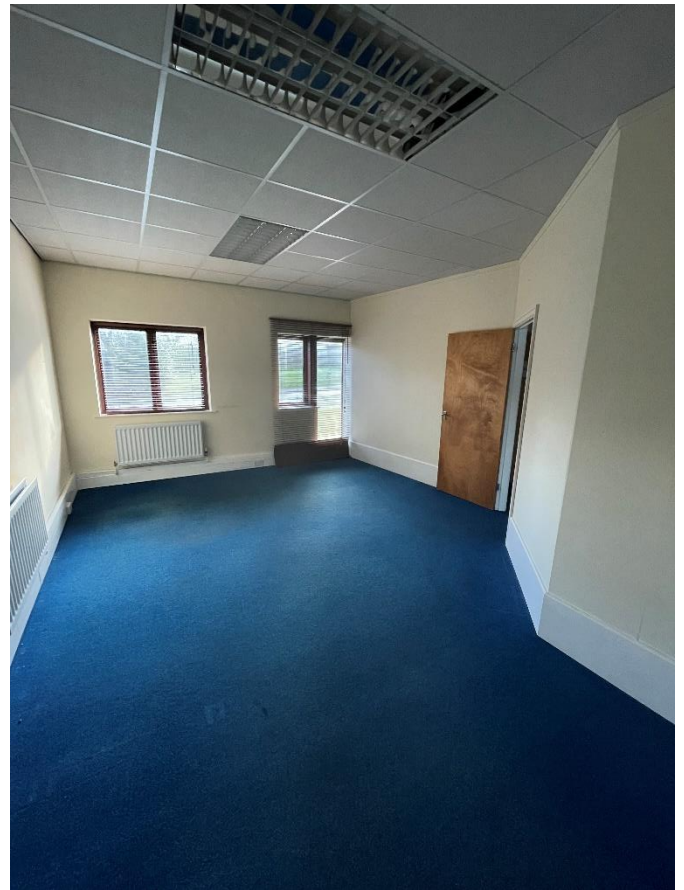
## VAT

All figures quoted are exclusive of VAT where chargeable.

## VIEWING

By appointment through George F White LLP, contact Danielle Clough [danielleclough@georgefwhite.co.uk](mailto:danielleclough@georgefwhite.co.uk) 07590 183178

## SUBJECT TO CONTRACT



**Conditions under which these particulars are issued**

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