GEORGE F.WHITE

RESIDENTIAL . COMMERCIAL . RURAL . DEVELOPMENT

TO LET

5B

TO LET

UNITS 5B HARMIRE ENTERPRISE PARK, BARNARD CASTLE, DL12 8BN

- Business Park Location
- Good Quality Industrial Unit
- Free parking

- Excellent local amenities
- Good internal specification
- Sizes 1,227 ft²

£9,202 per annum

Viewing strictly by appointment with the sole agent

KEY POINTS

Tenure	To Let
Size	1,227 ft²
Availability	Immediate Occupation
Maintenance Rent	£1,656
EPC Rating	D

KEY CONTACT(S)

Danielle Clough

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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

The unit is part of a terraced row with a shared open yard area to the front. They are single-storey steel portal frame construction and have the benefit of roller shutter doors.

ACCOMMODATION

The property includes the following net internal areas:

Name	M²	Ft²
Total 5B	113.99	1227

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 £9,202 with a maintenance rent of £1,656 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:

Rateable Value	£
Unit B	£7,600

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.

ENERGY PERFORMANCE

5B has an EPC rating of D(100).

VAT

All figures are exclusive of VAT where chargeable.

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