

TO LET – Suites from £9,000 per annum, exclusive
Unit 4 Hutton Close, South Church Enterprise Park,
Bishop Auckland, Co Durham, DL14 6XG

Refurbished Hybrid Units – Suites from 1,000 – 3,000sq.ft.

CARVER
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CHARTERED SURVEYORS
& PROPERTY CONSULTANTS



**Red line for identification purposes only*



SITUATION/LOCATION

Hutton Close is accessed from Dovecot Hill within South Church Enterprise Park approximately one mile south of Bishop Auckland town centre. South Church Enterprise Park is a popular and diverse trading estate incorporating notable occupiers including T Manners and Sons, South Durham Structures and James Burrell Builders Merchants amongst a variety of other established businesses including Castle Veterinary Surgeons, Allen Sykes and Believe Housing. Bishop Auckland is a popular market town situated approximately 6 miles north of Newton Aycliffe, 11 miles north of Darlington and 12 miles south of Durham.

PREMISES

Hutton Close comprises a self-contained estate of six business units held over three single-storey pavilion style buildings.

The units are of brick construction held under multi pitched tile covered roofs arranged around a central communal car park.

Our clients are in the process of refurbishing Unit 4 to re-purpose the building to provide (up to) 3 modern hybrid units. Each unit will incorporate suspended ceilings with integrated LED lighting, kitchenette and wc facilities to suit a variety of uses.

Additional car parking will be created externally via the removal of the existing shrubbery and it is anticipated that each unit will be provided with 3 marked car parking spaces.

TENURE

Leasehold. A new lease is available drawn on standard full repairing and insuring terms for a term of 3-5 years. Shorter lease terms may be considered at higher rents.

SERVICE CHARGE

A service charge is payable towards common repair and upkeep. Further information is available via the Agent.

ACCOMMODATION

Suites from: 1,000 – 3,000sq.ft. (approx.)

COSTS

Each party shall be responsible for their own legal costs incurred within this transaction.

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

Current: £14,750

The suites will require re-assessment post refurbishment for the purpose of business rates.

VAT

VAT is payable on rent and service charge.

VIEWING

Strictly by appointment only through agents.

EPC

TBC (post refurbishment)



(Agents Note: the internal photos shown are indicative stock images retained by the Agent)

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

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LOCATION PLAN



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