

**TO LET – £30,000pax**

**Unit 1 Century Court**

**South Church Enterprise Park, Henson Close, Bishop  
Auckland, Co Durham, DL14 6WA**

**Modern Warehouse with Offices and Parking – 4,971sq.ft.**

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*\*Red line for identification purposes only*



## SITUATION/LOCATION

Century Court is accessed via Henson Close 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 independent businesses. 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

Terraced light industrial premises constructed 2010 (approx.)

The property is of steel portal frame construction held beneath a dual pitched corrugated sheet clad roof with translucent roof lights.

The accommodation is open plan comprising working with kitchenette/ wc and offices with glazed reception entrance. There is roller shutter access and a three phase power supply.

## TENURE

Leasehold. A new lease is available drawn on standard full repairing and insuring terms for a term of years to be agreed (available from Jan-26).

## SERVICE CHARGE

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

## ACCOMMODATION

Warehouse	346.01sq.m.	3,724sq.ft.
Offices	115.87sq.m.	1,247sq.ft.
Gross Internal Area	461.88sq.m.	4,971sq.ft.

Eaves	4.7m
Ridge	5.7m

## COSTS

Each party are 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

£18,750

Interested parties are advised to direct further enquiries to the Local Rating Authority.

## VAT

VAT is payable on rent and service charge.

## VIEWING

Strictly by appointment only through agents.

## EPC

C-75



*(Agents Note: the internal photos shown are historic stock imagery retained by the Agent. The unit is in a similar condition to that shown but did incorporate tenant chattels and equipment at the time of re-inspection)*

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