

**FOR SALE or TO LET – All Enquiries Welcome**

# **Dovecot Hill, South Church Enterprise Park, Bishop Auckland, Co. Durham, DL14 6XD**

**Brand New Industrial / Warehouse Units Coming Soon**

**CARVER**  
COMMERCIAL  
CHARTERED SURVEYORS  
& PROPERTY CONSULTANTS



EXAMPLE SCHEME



## SITUATION/LOCATION

South Church Enterprise Park is an established Business Park situated approximately one mile from Bishop Auckland town centre and one mile from Tindale Crescent respectively. Commercial occupiers within South Church Enterprise Park include T Manners and Sons, South Durham Structures and James Burrell Builders Merchants among a diverse range of other occupiers. The location provides swift access to the A167 and A1(M) providing road links to the North and South. Access to the A66 is available from Darlington and A690 from Durham providing links east/ west. Bishop Auckland is a popular market town situated approximately 6 miles north of Newton Aycliffe, 11 miles north of Darlington, 12 miles south of Durham and 22 miles west of the Tees Valley.

## DESCRIPTION

The site fronts Dovecot Hill and extends to approximately 4.46 Acres. The development will comprise of a number of brand new industrial/ warehouse units built to a high specification incorporating the following specification:-

- 6 – 8 Meter Eaves
- Roller Shutter Loading Access
- Concrete Loading Area
- WC / Office provisions

Units will be available from 10,000 – 60,000sq.ft. and bespoke units can be tailored to meet specific requirements.

Units may be sub-divided to suit smaller requirements and all enquiries are welcomed by the Agent.

## TENURE

The units are available For Sale or To Let. Further information is available on application through the Agent.

## RATEABLE VALUE/ COUNCIL TAX

The buildings will be assessed for the purpose of business rates upon completion of the construction. We recommend that interested parties make further enquiries with the Local Rating Authority with respect to business rates.

## VAT

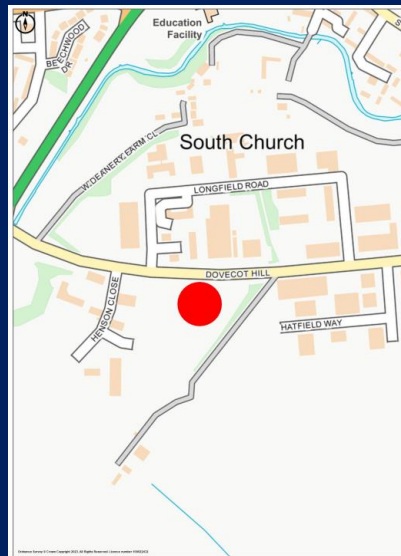
We understand that the property is elected for VAT. VAT will be payable on sale prices/ rents.

## VIEWING

Strictly by appointment only through agents.

## ENERGY PERFORMANCE ASSET RATING

EPC's will be provided on practical completion.



EXAMPLE SCHEME



\*All Plans Provided for identification purposes only

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