

TO LET – £15,000pax

Unit 2 Century Court

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

GIA 230sq.m. (2,475sq.ft.)

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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 incorporating kitchenette/ wc with roller shutter access.

There is 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-25).

SERVICE CHARGE

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

ACCOMMODATION

Gross Internal Area	230sq.m.	2,475sq.ft.
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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

£9,300

The property falls within the threshold for small business relief and eligible occupiers should benefit from full relief from business rates. 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.

ENERGY PERFORMANCE ASSET RATING

C-69



(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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