



FOR SALE/ TO LET

Catkin Way, Tindale Crescent, Bishop Auckland, Co Durham, DL14 9TF

- Detached Industrial Facility
- Fenced & Gated Yard
- 4.5m Eaves Height
- Ancillary Office Accommodation
- Established Industrial Location
- **Approximately 1,277m² (13,746sqft)**

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LOCATION

Tindale Crescent is located close to Bishop Auckland, adjacent to the A688. Bishop Auckland is a popular commercial centre with a large catchment area being approximately 12 miles south of Durham and 13 miles north of Darlington. The premises themselves lie approximately 5 miles west of junction 60 of the A1(M).

DESCRIPTION

The property is of single-storey steel portal frame construction with brick/blockwork to low levels and profile metal sheet cladding above and to the roof. The roof is single-pitched to an effective eaves height of approximately 4.5m rising to 5 m.

There is office accommodation to the front of the premises providing office and WC accommodation with some offices at first floor mezzanine level.

Externally, there is yard/loading space and the site is bounded by a secure palisade fence and gate.

TERMS

The property is available To Let on a full repairing and insuring lease for a term of years to be agreed to a rental of £28,000 per annum exclusive. Alternatively, the building is available for sale at an asking price of £275,000 exclusive.

ACCOMMODATION

We calculate that the premises provide the following approximate gross internal areas.

Warehouse	1,195 m ²	(12,863sq ft)
GF Office	67 m ²	(721 sq ft)
FF Office	15 m ²	(161 sq ft)
Total GIA	1,277m²	(13,746 sq ft)

RATING ASSESSMENT

The property has a rateable value of £31,250. We recommend that any interested party carry out their own investigations with the Local Rating Authority to determine the precise rates payable.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of E(105) A copy is available upon request.

VIEWING

Strictly through the agents Connect Property NE:

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