



Sanderson
Weatherall

TO LET OFFICE ACCOMMODATION



1 ALBERT HILL, BISHOP AUCKLAND DL14 6EH

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Town centre location
 Rent £8,500 per annum
 Total NIA 104.4 sq m (1,123 sq ft)
 FRI lease for a term of years to be agreed

Location

Bishop Auckland is a market town in County Durham, situated approximately 12 miles north west of Darlington and 12 miles south west of Durham City Centre. Road communications are good being located within close proximity to the A68 and A688 which provides access to the regional and national road networks via the A1(M).

The subject property is located within close proximity to Bishop Auckland Town Centre in a mixed commercial and residential area. The premises have a prominent location fronting Cockton Hill Road, which comprises one of the main arterial roads leading in and out of Bishop Auckland. Bishop Auckland's Railway Station is also located nearby where trains depart to Darlington, Middlesbrough and Saltburn every hour from Monday to Saturday.

Description

The subject property forms part of an end of terrace stone built mixed use building offering ground floor and basement office accommodation. Internally, the property briefly comprises a reception/office area with two further office rooms, kitchenette facilities and a staff WC/shower room. Further office accommodation is provided at the basement level.

The property is partly furnished with suspended ceilings, fluorescent strip and category two lighting and a mix of single and double glazed bay windows. Gas central heating is provided via wall mounted radiators.

Accommodation

We understand that the property provides the following approximate net internal areas:-

Description	Sq m	Sq ft
Ground floor		
Office 1	19.6	211
Office 2	20.8	224
Office 3	22.9	246
Kitchen	7.9	85
Basement		
Office 4	17.5	188
Office 5	15.7	169
NIA	104.4	1,123



Lease Terms

The property is available by way of a new FRI lease for a term of years to be agreed at a commencing rental of £8,500 per annum.

Energy Performance Certificate

The property benefits from an Energy Performance Asset Rating of Band D (83). A full copy of the EPC is available upon request.

Rateable Value

With effect from 1st April 2017 we understand the property is assessed for rating purposes as follows:-

Rateable Value	£5,800
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Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All prices quoted are exclusive of VAT.



Strictly by prior appointment with the agents:

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