

GEORGE F. WHITE



INDUSTRIAL COMPOUND

HACKWORTH INDUSTRIAL PARK ▪ SHILDON ▪ COUNTY DURHAM ▪ DL4 1HF

INDUSTRIAL COMPOUND

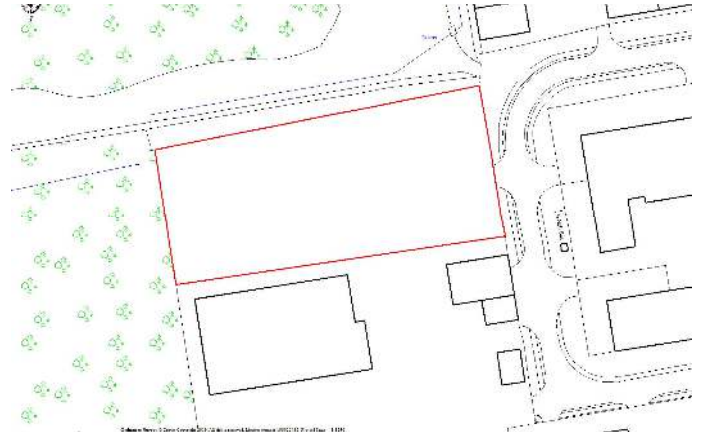
HACKWORTH INDUSTRIAL PARK • SHILDON
• COUNTY DURHAM • DL4 1HF

Bishop Auckland 3.7 Miles • Newton Aycliffe 5.3 Miles • Darlington 9.5 Miles

- Secure compound suitable for a recycling facility, storage facility or distribution centre subject to planning
- Excellent links to A1, A68, Newton Aycliffe and Darlington
- Flexible Lease Terms available

Asking Rent Provided On Application

James Carruthers 01388 529531
jamescarruthers@georgefwhite.co.uk



Location

The property is located at Hackworth Industrial Park in Shildon; which is situated approximately 9.5 miles north of Darlington, 12 miles south of Durham and less than 4 miles from Bishop Auckland. Shildon is well connected by local roads with local access provided from the A6072, whilst the A68 and Junctions 58-60 of the A1/M are also close at hand to enable access from throughout the region.

Description

The site comprises of a vacant industrial compound, extending across a total area of 1.81 acres (0.73 hectares) and is bounded to three sides by steel palisade fencing. Full enclosure of the compound will be completed prior to occupation.

The site has the benefit of a gated main entrance which is of suitable width to allow for access by large vehicles.

The property retains significant potential for a range of possible uses including waste recycling or storage and distribution amongst others; subject to obtaining the requisite consents.

The Landlord would be willing to enter into an option agreement whilst awaiting a planning decision.

The land is offered to the market as an individual lot.

Services

Mains water and electricity supplies are available to the site.

Terms

The property is available to lease for £25,000 per annum. The lease term length is open to negotiation.

Business Rates

The Rateable Value of the property is £15,500. The payable authority is Durham County Council

VAT

All figures quoted are exclusive of VAT where chargeable.

Costs

Each party will be responsible for their own costs incurred.

Viewing

Viewings are to be carried out by prior appointment with George F White only.

Further Information

For further information, please contact James Carruthers on:

Telephone: 01388 529531

Email: jamescarruthers@georgefwhite.co.uk

IMPORTANT NOTICE

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. All dimensions/boundaries are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract.



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Bedale	t 01677 425301
Shiptonthorpe	t 01430 876010

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