

GEORGE F. WHITE



MODERN OFFICE SUITES & WORKSHOPS TO LET

HARMIRE ENTERPRISE PARK ■ BARNARD CASTLE
COUNTY DURHAM ■ DL12 8BN

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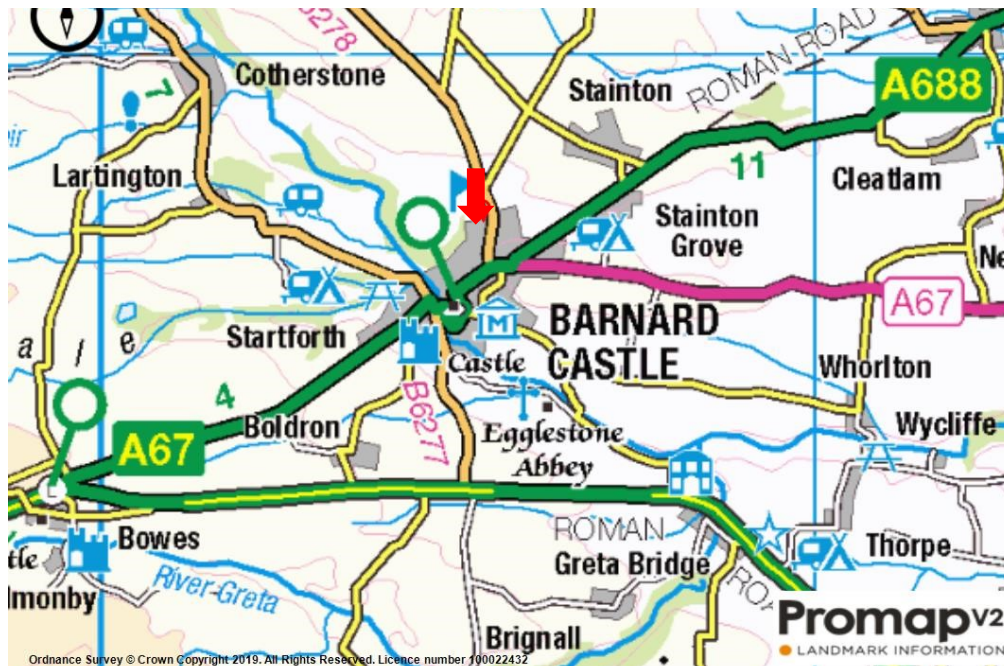
Town Centre 1 Mile • Darlington 6 Miles • Durham 25 Miles

- ◇ Office Suites Available Ranging from Approximately 70m² - 169m² (747ft² - 1,819ft²)
- ◇ Industrial Workshops Available Ranging from Approximately 47m² - 140m² (501ft² - 1,505ft²)
- ◇ Modern Units Let on IRO Lease Terms
- ◇ Located within the Sought-After Harmire Enterprise Park

Price On Application

Barnard Castle 01833 690390
barnardcastle@georgefwhite.co.uk

Newcastle 0191 605 3480
newcastle@georgefwhite.co.uk



Location

Barnard Castle is a historical Market Town set within County Durham. It is approximately 16 miles west of Darlington and 25 miles south of Durham. It is easily accessed via the A66, A68 and A1. The town is popular with both visitors and locals and offers a range of retail and leisure amenities.

Situation

Harmire Enterprise Park is situated on the northern outskirts of the town centre and is accessed directly from the B6278. It is a popular business park occupied by the likes of Royal Mail and Carrs Billington Agriculture.

Description

All office suites are of a good quality, newly decorated and carpeted throughout with suspended ceilings and recessed lighting. We have a range of self-contained suites with kitchen facilities and WC's and a larger suite with communal facilities. The industrial units are terraced, single-storey workshops of steel portal frame construction and have the benefit of loading bays and roller shutter doors.

Services

All units are connected to mains gas, electricity, water and drainage.



Availability Schedule

Unit	Type	Size	EPC Rating	Status
15C	Office	747	D (86)	Available
15E	Office	1,255	C (69)	Available
27B	Office	1,819	D (91)	Available
30B	Industrial	1,505	C (57)	Available
4C	Industrial	501	E (119)	Available
4D	Industrial	501	E (110)	Available
5B	Industrial	1,227	D (91)	Available
5E	Industrial	707	E (119)	Available

Terms

The units are offered on Internal Repairing Only (IRO) terms for a minimum of three years. A maintenance rent will be payable. Full details are available upon request. All rents quoted are exclusive of rates and utilities.

Business Rates

We advise interested parties make their own enquiries to the Valuation Office Agency and Local Authority to determine their Business Rates liabilities.

Viewing

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

Further Information

For further information, please contact either Victoria Huntley or James Carruthers on:

Telephone: 0191 6053486
01388 529531

Email: victoriahuntley@georgefwhite.co.uk
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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www.georgefwhite.co.uk



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Barnard Castle	t 01833 690390
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