

FACTORY TO LET

Detached Factory on Large Site

Evenwood Gate, Evenwood, Bishop Auckland, Durham DL14 9NW



- Circa 116,000 sq ft on approx. 7 Acres
- Large Yard & Separate Car Parking
- Level Access & Tailgate Loading
- Overhead Beam Cranes (2 to 5 tonne)
- Ground Floor Offices / Welfare / Canteen
- Good access to A1(M) J58 via A68/8

LOCATION

Evenwood is situated to the southwest of Bishop Auckland within County Durham. The property fronts the A688, leading to the A68 and excellent access to the A1(M) linking the location to the wider region. Evenwood is well served by public transport, linking the location to Bishop Auckland and surrounds.

THE PROPERTY

The property comprises a detached steel frame multi-bay building, with brick / steel clad elevations under an asbestos and steel sheet roof, over a reinforced concrete floor. The building provides for approx. 116,200 sq ft (including offices) with extensive parking and service yards. Offices provide both cellular and open plan accommodation, as well as split welfare / canteen facilities. The multi-bay factory / warehouse is accessed through 3 level access & 1 tailgate loading doors.

ACCOMODATION

Ground Floor Offices:	6,660 sq ft (619.13 sqm)
Factory /Warehouse:	107,494 sq ft (9,990.7 sqm)
Ancillary:	2,028 sq ft (187.90 sqm)
TOTAL:	116,182 sq ft (10,797.73 sqm)

PLANNING

The property has established industrial use.

ENERGY PERFORMANCE CERTIFICATE

EPC – TBC

BUSINESS RATES

Rateable value: £162,000.00
Rates Payable 2025 (circa) : £89,100

Interested parties are advised to make their own enquiries regarding business rates payable with the Local Authority.



SERVICES

We are advised that all mains services are available to the premises. None have been tested by the agent. LED lighting with limited fluorescent fixtures.

TENURE

The property is being offered To Let. Terms Upon Application

All figures quoted are exclusive of VAT which is charged at the prevailing rate.

ANTI-MONEY LAUNDERING & TERRORISM FINANCING REGULATIONS

In accordance with anti-money laundering and terrorism financing regulations, Anti Money Laundering checks will need to be undertaken on either a freehold purchase or lease.

LEGAL COSTS

Each party is to bear their own legal costs subject to an undertaking to cover landlord's abortive costs once draft contracts are raised.



VIEWING To view and for further details please contact:

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