



**TO LET
OFFICES**

ABYTE HOUSE, 16 TENTERS STREET, BISHOP AUCKLAND DL14 7AD

SW
Sanderson
Weatherall





- Summary
- Newly refurbished serviced office suites
 - Fully furnished
 - Suites to let from £250 pcm
 - Suites available to let from 63 sq ft (5.82 sq m) to 206 sq ft (19.14 sq m)
 - Easy In/Easy out agreements
 - Nearby Car Parking

Description

Constructed in the 1800's, Abyte House offers fully refurbished, high quality serviced office suites. The accommodation is split over two floors offering a total of nine offices with four already occupied. The specification of the office suites includes carpet covered floorings, LED lighting, perimeter trunking, gas central heating, double glazed windows and business grade broadband which is dedicated to the building.

Abyte House offers occupiers exclusive use of boardroom access on a booking system with free tea and coffee facilities. The building benefits from 24/7 access and there are communal kitchen and WC facilities on both floors. Nearby car parking is provided at The Newgate Centre and Tenters Street Car Park.

Rent & Accommodation Schedule

Suite	sq m	sq ft	Rent
Office 1 (1 Desk)	5.82	63	£250 pcm
Office 2 (1-2 Desks)	9.97	107	£250 pcm
Office 3 (2-3 Desks)	13.17	142	£400 pcm
Office 4 (2-3 Desks)	15.88	171	£400 pcm
Office 7 (3-4 Desks)	19.14	206	£350 pcm

In addition to the rent, a service charge is currently payable which includes, cleaning and utilities, broadband, meeting room hire and use of kitchen facilities.

Location

Bishop Auckland is an historic market town in County Durham, located approximately 12 miles south west of Durham City and 14 miles north west of Darlington with excellent road communications from the A688 and the A68. The town's population is approximately 25,000. Bishop Auckland features a mix of age groups, with a slightly higher proportion of residents aged 30 and over compared to the national average. The town's population includes a diverse range of socio-economic backgrounds.

The town also includes areas of residential development alongside its historic core. Auckland Castle, a medieval palace, is a major landmark, emphasising the town's long connection to the Bishops of Durham. Bishop Auckland is well connected to nearby towns such as Shildon, Willington and Spennymoor.

The property occupies a prominent position on Tenter Street and is situated within close proximity to the centrally located retail hub Newgate Shopping Centre which includes key occupiers such as EE, CeX Entertainment and Greggs. The property is also located within close proximity to the new STACK development on Newgate Street which is scheduled to open in 2025 as well as the new bus station development which is part of a £15.4m regeneration project supported by Durham County Council.

Lease Terms

All rents quoted are on the basis of a minimum 6 month license agreement.



Services

We understand that the property benefits from all mains service connections, however, any interested party is advised to make their own investigations regarding this matter.

Energy Performance Certificate (EPC)

An EPC is being commissioned and will be available for inspection shortly.

Business Rates

Interested parties are advised to make their own investigations with the Local Rating Authority (Durham County Council). It is our understanding that qualifying businesses will benefit from 100% rates relief, however, interested parties are advised to make their own inquiries. More information is available from Durham County Council.

Anti Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source and funding will be required from the successful purchaser.

VAT

All rents quoted are deemed exclusive of VAT where chargeable.

Legal Costs

Each party are to be responsible for their own legal costs incurred throughout any transaction.



Contact

For further information or to arrange a viewing please contact the sole agents:

James Fletcher



07894 411 871



james.fletcher@sw.co.uk



Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL



**Sanderson
Weatherall**