



ARTIST'S IMPRESSION

## North Road, Tow Law, Bishop Auckland, DL13 4JS

Modern Industrial Unit with Extensive Hardstanding Land

### SUMMARY

|                |                                        |
|----------------|----------------------------------------|
| Tenure         | To Let                                 |
| Size           | 6,250 sq ft / 580.64 sq m              |
| Rent           | £70,000 per annum                      |
| Business Rates | To be reassessed following subdivision |
| EPC Rating     | Upon enquiry                           |
| VAT            | Not applicable                         |
| Legal fees     | Each party to bear their own costs     |

### KEY POINTS

- Approximately 1.2 acres of usable operational yard
- Modern industrial / warehouse accommodation
- Landlord improvement works to include perimeter fencing, security gates and partial tarmac surfacing
- Height to eaves approximately 5m, rising to 6.5m at the apex
- New WC and kitchenette facilities to be provided
- Suitable for a variety of industrial, trade and storage uses

LOCATION

The property occupies a prominent roadside position on North Road, Tow Law (A68), approximately one mile north of Tow Law town centre.

The A68 provides excellent access north towards Consett and Corbridge and south towards Bishop Auckland and Darlington, with convenient links to the wider regional road network.

WHAT3WORDS

///lottery.pound.haggling

DESCRIPTION

The property comprises a modern detached industrial/warehouse unit together with approximately 1.2 acres of operational hardstanding, offering a rare opportunity to secure substantial warehouse accommodation with extensive external storage and yard space.

The landlord is currently subdividing the building to create a separate self-contained unit at the rear for their own occupation. The available accommodation will comprise approximately 6,250 sq ft, benefiting from the principal frontage and the vast majority of the surrounding hardstanding land.

The warehouse is of steel portal frame construction with insulated profile metal sheet cladding and roof incorporating translucent roof lights. It benefits from an eaves height of approximately 5.0 metres, rising to approximately 6.5 metres at the apex, together with a full-height electrically operated roller shutter door and separate pedestrian entrance.

The landlord is also carrying out a programme of improvements including the installation of Heras perimeter fencing, secure entrance gates, CCTV, new WC and kitchenette facilities, together with partial tarmac surfacing between the site entrance and warehouse.

The property is suitable for a wide variety of industrial, trade, and storage uses including contractors, engineering companies, plant hire, builders’ merchants, storage, and distribution businesses.

ACCOMMODATION

|             |             |
|-------------|-------------|
| Description | Size        |
| Warehouse   | 6,250 sq ft |
| Yard        | 1.20 Acres  |

TERMS

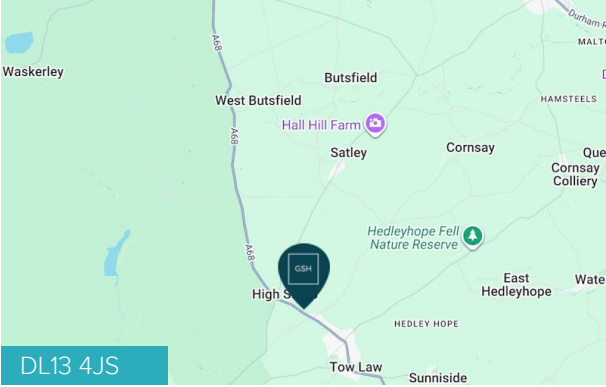
The site is available To Let by way of a new Full Repairing and Insuring Lease for a term of years to be agreed, at a rent of £70,000 per annum exclusive.

BUSINESS RATES

The property will require assessment for Business Rates following completion of the proposed subdivision. Interested parties are advised to make their own enquiries with the Local Authority.

EPC

Awaiting EPC.



**VIEWING & FURTHER INFORMATION**



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