

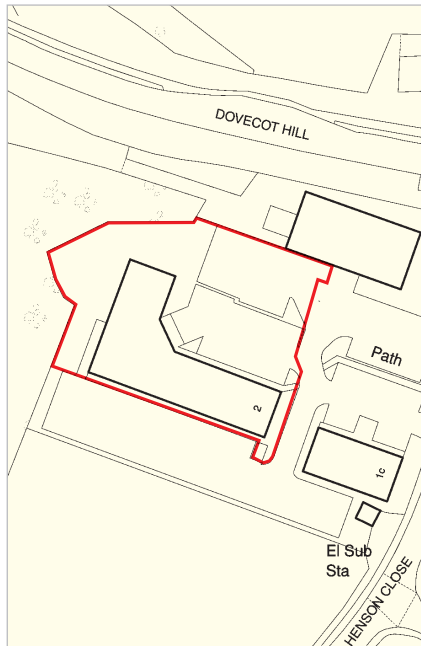
# Bishop Auckland

## 1A South Church Enterprise Park County Durham DL14 6WA

- **Freehold Vacant Office Building**
- Well located in South Church Enterprise Park adjacent to A688
- Comprising a total of 1,096 sq m (11,798 sq ft)
- Includes 41 space car park
- Asset management opportunity

### Vacant

On the Instructions of  
Joint Administrators



**Tenure**  
Freehold.

**Location**  
Bishop Auckland is an attractive market town with a population of some 26,000, located on the River Wear 9 miles south of Durham and 13 miles north of Darlington.

The property is located within South Church Enterprise Park, a mixed office, industrial and trade counter location, and benefits from being adjacent to the A688. Bishop Auckland town centre is some 2km to the north.

Occupiers close by include Shadow Tech, Heating World of Spares and Deepsta Subsea, amongst a number of other office and industrial occupiers.

**Description**  
The property is arranged on ground and one upper floor to provide a mix of open plan and private office accommodation over two floors. The property also benefits from 41 car parking spaces.

The property provides the following accommodation and dimensions:

<b>Ground Floor</b>	<b>727.20 sq m</b>	<b>(7,828 sq ft)</b>
<b>First Floor</b>	<b>368.80 sq m</b>	<b>(3,970 sq ft)</b>
<b>Total</b>	<b>1,096.00 sq m</b>	<b>(11,798 sq ft)</b>

**Tenancy**  
The property is to be offered VACANT.

**VAT**  
VAT is applicable to this lot.

**Documents**  
The legal pack will be available from the website [www.allsoop.co.uk](http://www.allsoop.co.uk)

**Energy Performance Certificate**  
EPC Rating 63 Band C (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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