

Offices To Let

Abyte House, 16 Tenters Street
Bishop Auckland DL14 7AD

- Serviced Office Suites
- Newly refurbished / Fully furnished
- 24 hour access / smart access
- 'Easy In – Easy Out' terms
- Nearby car parking
- Adjacent to new bus station with car park
- 5 min walk from train station

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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. A 5 min walk from train station.

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. Adjacent to new bus station with car park.

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 8 offices. Office suites include carpets, 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. 3 spaces at the front are available for short stay customer parking.

ACCOMMODATION

Suite	Sq m	Sq ft	Rent
Office 1 (1 desk)	**6.9**	**74**	**LET**
Office 2 (1-2 desks)	**9.9**	**107**	**£350 pcm**
Office 3 (2-3 desks)	**14.3**	**154**	**£420 pcm**
Office 4 (2-3 desks)	**15.9**	**171**	**£420 pcm**
Office 5 (1 desk)	**8.8**	**95**	**£260 pcm**
Office 6 (1-2 desks)	11.6	125	LET
Office 7 (3-4 desks)	19.2	207	LET
Office 8 (3-4 desks)	19.2	207	LET

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

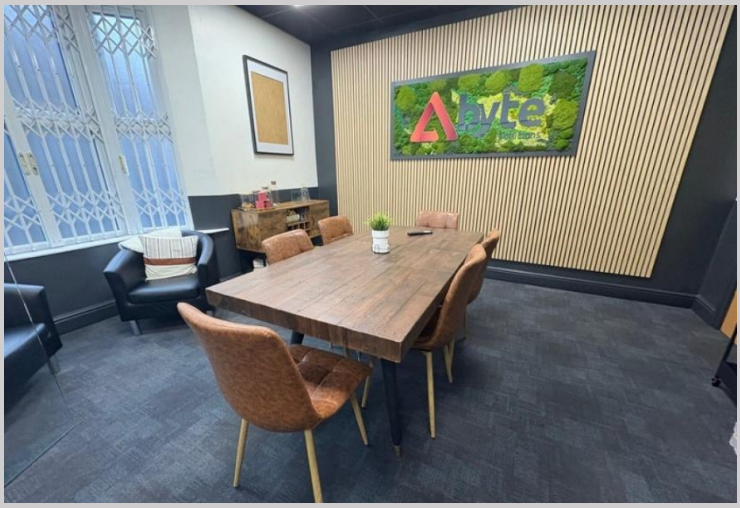
In addition to the rent, a service charge is currently payable which includes, cleaning and utilities, broadband, meeting room hire and use of kitchen facilities.

RATES

We understand that the units will qualify for Small Business Rates Relief, however we advise that interested parties contact the Local Rating Authority directly to confirm. Should business rates become payable, they will be the responsibility of the tenant.

ENERGY PERFORMANCE CERTIFICATE

EPCs are being commissioned for the suites and will be available on application.





VIEWING

Strictly through the agents Connect Property North East:

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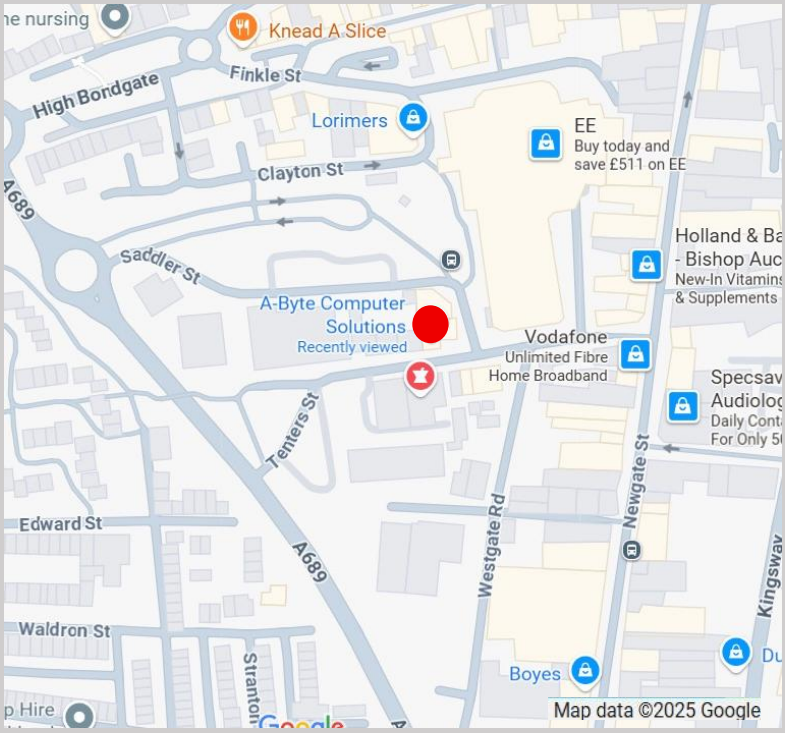

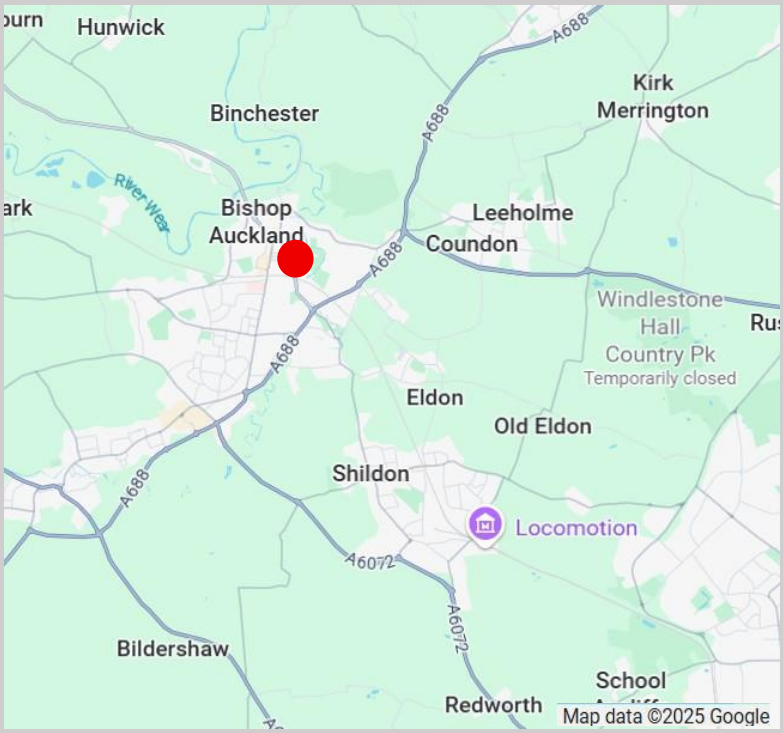

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