

FOR SALE – Offers in the Region of £365,000

**Pandora House, Redworth Road, Shildon,
Co. Durham, DL4 2JT**

Detached Office with 21 Parking Spaces and Expansion/ Pot. Development land

Net Internal Area 6,107sq.ft. – Total Plot Approx 0.59 Acres



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SITUATION/LOCATION

The property lies adjacent to Jet Petrol Filling Station (A6072) and is accessed via Redworth Road. The vicinity is a mixed commercial location with established businesses in the vicinity including PPG Industries, Franks The Flooring Store and Maguires Carpets among others. The location lies approximately 5 miles south of Bishop Auckland town centre, 14 miles north of Darlington and 15 miles east of Barnard Castle. The location benefits from swift transport links across the region via the A68, A167 and A1(M) within a short driving distance.

DESCRIPTION

Detached office premises constructed circa 2000 of traditional brick construction under a multi pitched and slate tile covered roof.

The accommodation is arranged over ground and first floor comprising a reception entrance with wcs to versatile floor plates comprising larger open plan offices and smaller cellular offices incorporating

- Gas fired central heating (via gas storage tank)
- Suspended ceilings with integrated lighting
- Fitted carpets throughout
- Marked car parking for 21 cars
- Secure gated entrance
- Enclosed expansion /potential development land

ACCOMMODATION

The accommodation briefly comprises:-

Ground Floor	258.82sq.m.	2,785sq.ft.
First Floor	308.74sq.m.	3,322sq.ft.
Net internal area	641.4sq.m.	6,107sq.ft.

External: 21 marked car parking spaces and expansion/ potential development land.

Total Site Area Approx. 0.59 acres
(Measured from Promap Mapping Services)

TENURE

Freehold

RATEABLE VALUE

Ground Floor: £16,000
First Floor: TBC

VAT

VAT is not applicable to the purchase price.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

TBC





**For identification purposes only*



**18 St Cuthberts Way
Darlington,
County Durham
DL1 1GB
Telephone: 01325 466945**

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