



Office 7, Newton Cap Bank, Toronto, Bishop Auckland,  
County Durham, DL14 7SB

**Vickers  
& Barrass**  
— Est. 1973 —  
Land and Estate Agents

An opportunity to rent office space at Newton Cap Bank with onsite parking facilities.

- Available as a whole or in two smaller units
  - CCTV Security
  - On site parking
  - Accessible location

Whole	£12,000 per annum (£1,000 per calendar month)	Deposit £1000
Unit A	£4,200 per annum (£350 per calendar month)	Deposit £350
Unit B	£9,000 per annum (£750 per calendar month)	Deposit £750



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## LOCATION

Newton Cap Bank lies on the outskirts of Bishop Auckland to the north of Toronto. Bishop Auckland supports a wide range of shopping and recreational facilities. Newton Cap Bank is located next to the popular local attraction Kynren bringing a wide range of people to the area over the Summer months.

what3words ///bearable.endlessly.replaying

## DESCRIPTION

Office 7 comprises an entrance lobby, four suites, a kitchen, WC facilities and a storage room.

The office is available to let as a whole extending to approximately 112.17m<sup>2</sup> (1207ft<sup>2</sup>) or alternatively as two smaller offices both having two office suites and shared use of the kitchen and WC facilities.

Including the communal facilities, Unit A extends to approximately 40.06m<sup>2</sup> (431ft<sup>2</sup>) whilst Unit B extends to approximately 86.02m<sup>2</sup> (926ft<sup>2</sup>). A floor plan of the

office units is included within these particulars with colour coding to depict the four office suites and the communal area.

## SERVICES

The property is served by mains water, electricity and drainage and has gas central heating.

## ENERGY PERFORMANCE CERTIFICATE

The property is EPC rating C 70.

## LEASE

The premises are available on a full repairing and insuring lease for a term to be agreed with the successful tenant(s). All rents quoted are exclusive of rates and utilities.

## BUSINESS RATES

Whilst we understand that the property is presently assessed for business rates, we advise interested parties make their own enquiries to the Valuation Office Agency and Local Authority to determine their Business Rates liabilities.

## MATERIAL INFORMATION

It is understood that the property has access to a good broadband connection and has good mobile phone signal in this area.

## COMMERCIAL INFORMATION

The units will be let on a commercial lease. The rent is payable monthly in advance by direct debit and in addition to this the tenant will be required to pay a deposit equivalent to 1 months rent. Payments to other third parties, such as Business Rates and utilities will be the responsibility of the tenants. The tenants are responsible for insuring their own personal possessions and contents of the property.

## DURING THE LEASE

Additional tenant charges may apply as per the issued tenancy agreement, for items such as replacement or loss of keys or interest on overdue rent.

## TENANTS PROTECTION

Vickers and Barrass are members of the Tenancy



Deposit Scheme (TDS) which is a client deposit money scheme, we are also a member of NAEA Propertymark. For further information of membership please contact the agent direct.

#### REFERENCES

The landlords' agents may take up references through a referencing company at no cost to the applicant. The obtaining of references is not a guarantee of acceptance.

#### COMMENCEMENT

The property is available for immediate occupation. A tenancy must commence within one month of the agent receiving suitable references, subject to solicitors completing lease paperwork. The first month's rent and deposit must be made by cleared funds before the commencement date.

#### COSTS

Each party is to bear their own legal costs.

#### TENURE

We are informed by the lessor that the property is held freehold.

#### VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

#### LOCAL AUTHORITY

Durham County Council  
[www.durham.gov.uk](http://www.durham.gov.uk)  
03000 26 0000

#### NOTES

Particulars prepared – August 2024  
Photographs taken – June 2024

#### PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending tenants, all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility.

Any application for this property will be taken as an admission by the intending tenants that they have relied solely upon their own personally verified information, inspection, and enquiries.

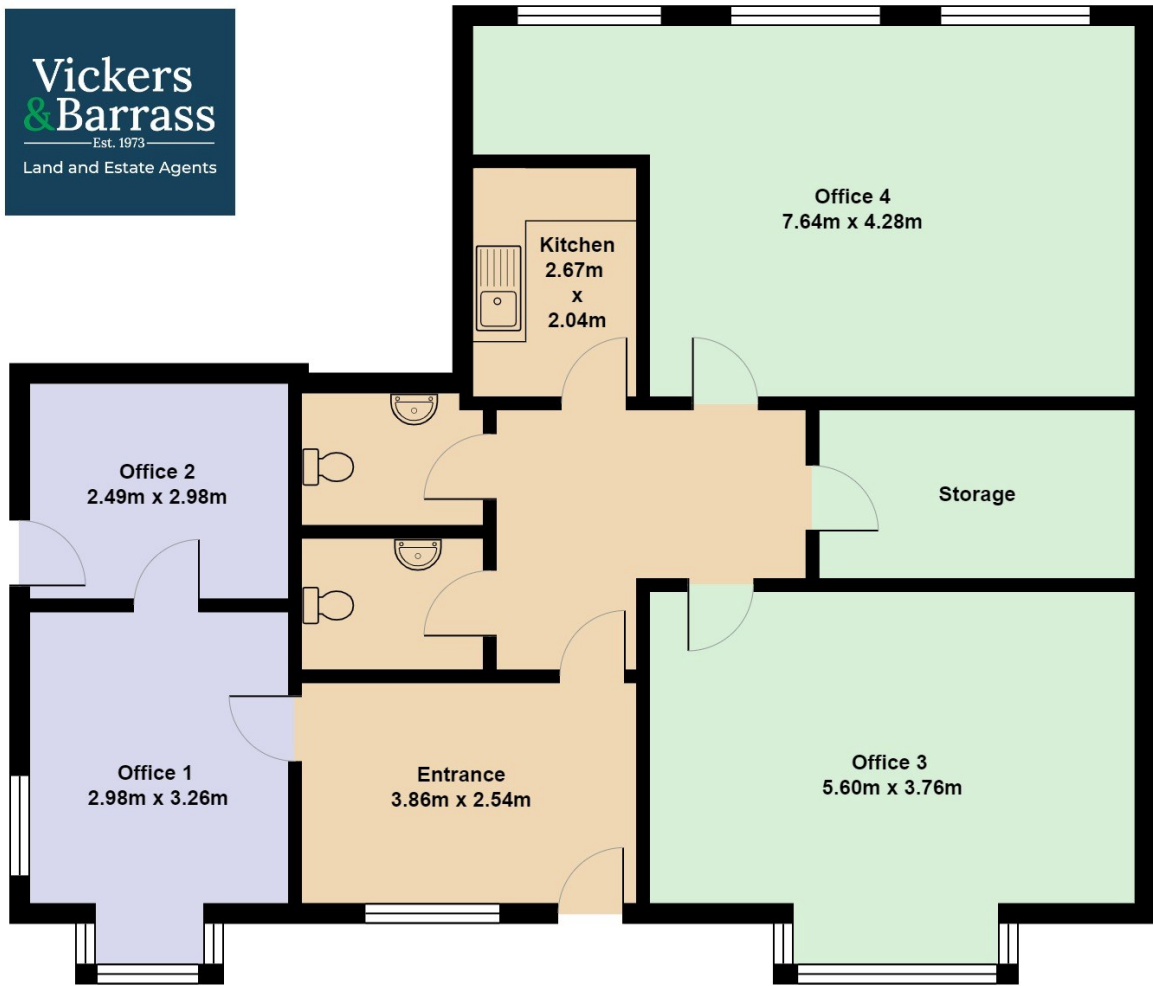
No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the landlord of this property.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

The particulars have been prepared in accordance with the Business Protection from Misleading Regulations to give a fair overall view of the property.

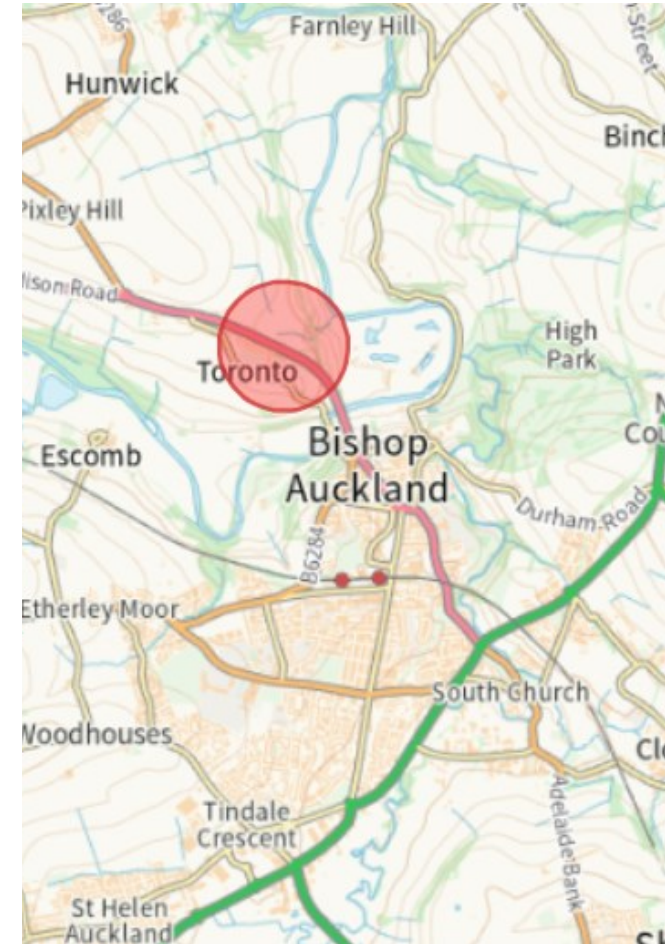
The Landlord reserves the right to generally amend the particulars or method of let.





Unit A - Purple  
Unit B - Green  
Shared Areas - Orange

All measurements are approximate and for display purposes only



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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