



HARMIRE ENTERPRISE PARK HARMIRE ROAD

Barnard Castle, DL12 8BN



GSC GRAYS

PROPERTY • ESTATES • LAND

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Externally, the premises benefit from a car park to the front with sufficient capacity for staff and visitors, as well as a small yard to the rear, offering additional utility for storage or access purposes.



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12 The Bank, Barnard Castle, Co. Durham, DL12 8PQ

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Location

The property is located on Harmire Enterprise Park, an established commercial and industrial area in Barnard Castle, County Durham.

Barnard Castle is a historic market town known for its vibrant local economy and proximity to regional centres such as Darlington (approx. 15 miles east) and the A1(M), providing access to wider transport links. The area is well-served by local amenities and benefits from a growing commercial presence, with Harmire Enterprise Park hosting a variety of industrial, office, and mixed-use premises.

Description

The premises comprise a versatile property and is currently configured with a mix of laboratories, offices, and workshop spaces. The layout includes:

- **Laboratory Areas & Offices:** Designed for professional use, these areas are well-suited for technical, scientific, or research-related operations.
- **Workshop:** Located at the rear, offering flexible space for light industrial or storage needs.
- **Mezzanine:** A first-floor mezzanine level features a store room and a kitchen area, enhancing functionality for staff use or supplementary storage.

Externally, the premises benefit from a car park to the front with sufficient capacity for staff and visitors, as well as a small yard to the rear, offering additional utility for storage or access purposes.

Accommodation

It is understood, the premises provide the following approximate net internal measurements:

Ground floor offices 248.8 sq m (2,678 sq ft)

Ground floor workshop 92.3 sq m (994 sq ft)

First floor storage area 24.2 sq m (260 sq ft)

Total 365.3 sq m (3,932 sq ft)

Services

The property is equipped with three-phase electrics, gas central heating, and is connected to mains drainage and water.

Business Rates

According to the Valuation Office website, the premises are assessed as having the following Rateable Value £18,500 (1 April 2023 to present).

For verification purposes, interested parties are advised to make their own enquiries on www.voa.gov.uk.



EPC

An Energy Performance Certificate has been produced for the premises and is available upon request. Rating 75C.

Proposal

The property is available on a freehold basis at a guide price of £435,000 plus VAT.

VAT


All figures quoted are exclusive of VAT where applicable.

Legal Costs

Each party to bear their own legal costs throughout the transaction.

Viewing

All viewings should be made through the sole agent, GSC Grays. Please contact Anna Pounder to arrange. T: 01833 694440 E:aep@gscgrays.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
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6. Please discuss with us any aspects that are important to you prior to travelling to the property.