

Commerical Unit at Hackworth Park Industrial Estate, Shildon

Guide Price £2,000 pcm

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A commercial building with plenty of parking and yard space at Hackworth Industrial Estate, on a secure compound.

- Commercial building measuring 325m^2
- Main workshop/space 20 x 12.88m (258m^2/ 2,773ft^2) with internal office and mezzanine floor
- Heating
- Onsite parking
- Yard space of up to 1,210 m^2 (more available by separate negotiation)
- Secure yard and building with roller shutter door

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LOCATION
Hackworth Industrial Park is situated on the outskirts of Shildon and enjoys excellent transport links. Hackworth Industrial Park is 14miles south of Durham and 10miles north of Darlington.

What3words ///crucially.slicer.circular

DESCRIPTION
Unit 14 is a secure compound at the south of Hackworth Industrial Park. This unit is a private and secure part of a large commercial building with extensive parking and yard space available.

Within the building there is a WC, office and mezzanine floor for storage. The unit is heated and offers good, flexible space suitable for a range of businesses.

SERVICES
The property is served by mains water, electricity, gas and drainage.

BUSINESS RATES
Interested parties are advised to make their own investigations with the Local Rating Authority (Durham County Council).

ENERGY PERFORMANCE CERTIFICATE
The property is EPC rating D.

MATERIAL INFORMATION
It is understood that the property has access to a good broadband connection and has good mobile phone signal in this area. We would advise prospective purchasers to perform their own due diligence in respect of availability.

COSTS
Each party is to bear their own costs.

MONEY LAUNDERING
Prospective buyers should be aware that in the event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be confirmed to the purchaser(s) after acceptance of an offer.

TENURE
We are informed by the current vendors that the property is held freehold.







METHOD OF RENT
The property is available for up to 7 years on a Business tenancy 'contracted out' of Section 24-38 of the Landlord and Tenant Act 1954 , on a full repairing and insuring basis. A draft lease is available upon request.

VIEWINGS
Please contact Vickers & Barrass Tow Law office on 01388 730095 to arrange a viewing, which are strictly by appointment only.

LOCAL AUTHORITY
Durham County Council
www.durham.gov.uk
03000 26 0000

NOTES
Particulars prepared – November 2026
Photographs taken – November 2026

THINKING OF SELLING YOUR PROPERTY?
Thinking of selling your home, give the team a call to arrange a no obligation market appraisal on your property.
01325 728084
01388 730095

PARTICULAR NOTES
The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; 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 intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

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 Vendors or the Lessors of this property.

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

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

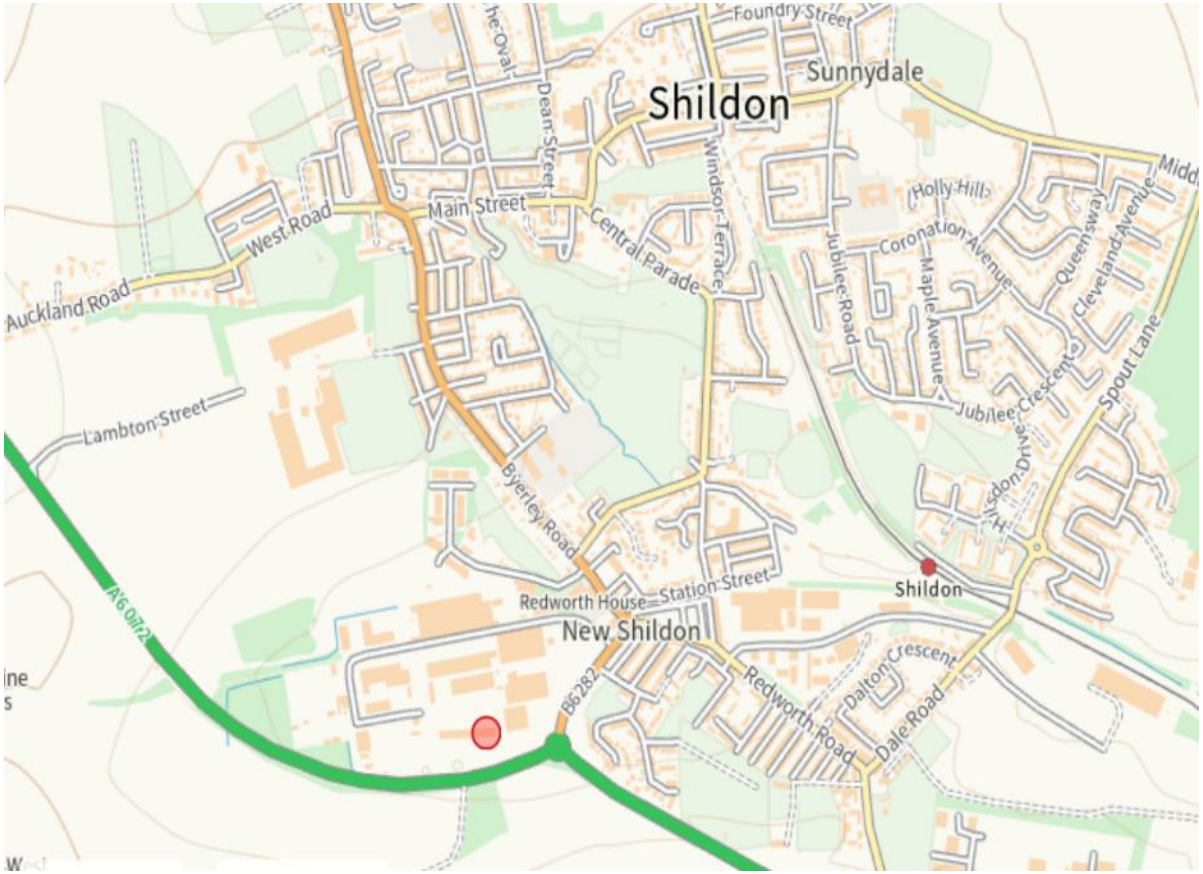
Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith.

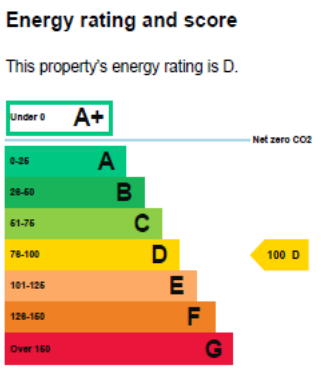
Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

The Vendors reserve the right to amalgamate, withdraw or exclude either of the lots shown at any time and to generally amend the particulars or method of sale.

The property is sold subject to reserve(s). Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.
The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property

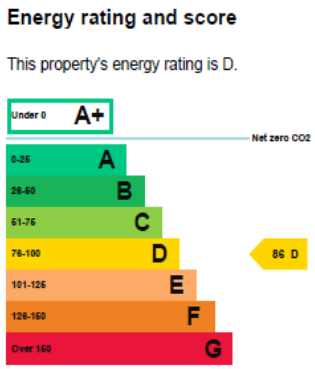






Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



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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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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