

# Enterprise House - Spennymoor

www.enterprise-city.co.uk



# TO LET

Office Space on Flexible Terms

115 - 320 sq.ft (11 - 30 sq.m)

Enterprise House, Enterprise City, Spennymoor, Co Durham, DL16 6JF

- Free Car Parking
- Available Furnished if Required
- 24hr CCTV Estate Security
- Onsite Management Team

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# Enterprise House - Spennymoor

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Enterprise House has a wide range of accommodation for office space available to rent. The estate benefits from 24hr CCTV estate security, free car parking and an onsite management team. Tenants on the estate include Durham Police, Just Sport (Group) Ltd and the NHS Primary Care Trust.

## Current Availability:

Suite 3

Available Immediately

116 sq.ft

£2,204 per Annum

Suite 4

Available Immediately

179 sq.ft

£2,204 per Annum

Suite 6

Available Immediately

UNDER OFFER

Suite 7

Available October 2023

320 sq.ft

£6,080 per Annum



# Enterprise House, Enterprise City, Spennymoor, Co Durham, DL16 6JF

## Facilities:

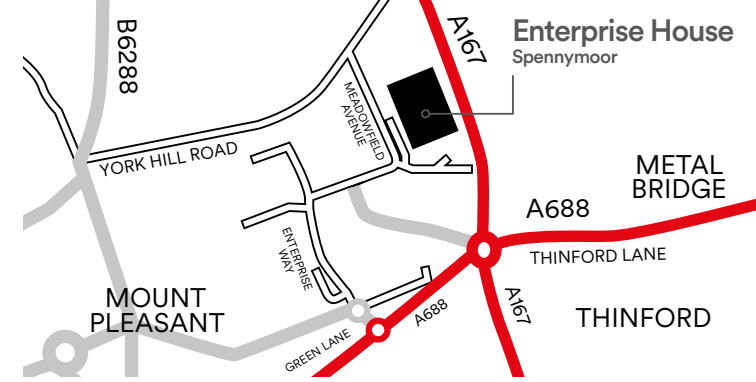
- First Floor of Enterprise House
- Ready for immediate occupation
- Flexible terms available
- Can be furnished if required
- Offices have own door entry system
- Communal toilets
- Communal; kitchen facilities
- Free Parking

## Terms/Rent

Offices are offered on flexible fixed terms. All figures quoted are inclusive of service charge and utilities, but exclusive of VAT.

## Energy Performance

Rating 100 Band D  
Further information available on request.



DURHAMGATE is the largest mixed-use regeneration scheme in the North East of England with commercial, living and leisure opportunities. With almost 400 new homes facilities will include a convenience food store, cafés, restaurants, public house, hotel and a variety of other outlets. The national retailer Marston Inns have opened The Fox Cub, a family friendly public house, and a McDonalds, KFC and a Starbucks are in close proximity at Thinford Roundabout.

## LOCATION - DL16 6JF

Enterprise House is located on Enterprise City, part of the Green Lane Industrial Estate a 300,000 sq.ft. (27,871 sq.m.) secure and popular business location located near

Spennymoor, County Durham. The estate is accessed via the A688 from Junction 61 of the A1(M) 3.5 miles to the east. Enterprise House is located 6 miles south of Durham City, Newcastle is 24 miles north and Middlesbrough is 22 miles south east. The area benefits from the East Coast Main Line Rail Station at Durham City and the International Airports at both Durham Tees Valley and Newcastle



## Local Distances (Approx)

Spennymoor Town Centre	2.2 Miles
Durham City	5.2 Miles
Newton Aycliffe	7.8 Miles
Darlington	16.1 Miles
Newcastle Upon Tyne	24 Miles

**Viewing**  
Strictly via prior appointment

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