



# TO LET



## Refurbished Single Storey Offices

61.96 - 155.98 sq m (667 - 1,679 sq ft)

**Rent £7,500 - £19,000 pax**

2A & 2B BLACKMOOR COURT  
FRAMWELLGATE MOOR  
DURHAM  
DH1 5ER

- Excellent Location Close to Arnison Retail Park, University Hospital & New College Durham
- Within 1.5 miles of Durham City Centre
- Easy Access to A167, A690 & A1(M)
- Mixture of Open Plan & Cellular Layout
- Up to 14no. Allocated Car Parking Spaces plus Visitor Bays
- No Business Rates Payable (On Individual Suites Only & Subject to Eligibility)

## LOCATION

Blackmoor Court is located in a prominent position, 2 miles to the north of Durham City Centre, within Framwellgate Moor, on the corner that Durham Moor meets Dryburn Road (B6532).

Situated in front of New College Durham, the property is within close proximity to University Hospital of North Durham and benefits from various retailers and eateries within walking distance.

Transport routes are excellent with A691 and A167 350 metres from the property. Durham City Centre less than 2 miles south. The A1(M) is 4 miles to the east via A690.

## DESCRIPTION

Two single storey self-contained office suites that can be occupied individually or as a whole.

The offices will be handed over in a newly refurbished condition (further details on request).

There are 14 car parking spaces allocated to the available space, plus visitor parking bays and additional parking could be made available by negotiation.

## ACCOMMODATION

	sq m	sq ft
Suite 2A	61.96	667
Suite 2B	94.01	1,012
<b>TOTAL</b>	<b>155.98</b>	<b>1,679</b>

## TERMS

The suites are available by way of new EFRI leases for a term of years to be agreed at the following rents:

Suite 2A - £7,500 pax

Suite 2B - £11,500 pax

Suite 2 (Whole) - £19,000 pax

## BUSINESS RATES

Suite 2A

Rateable Value: £5,800 (Estimated Rates Payable: £0)

Suite 2B

Rateable Value: £10,000 (Estimated Rates Payable: £0)

Our estimates are calculated by applying the Business Rate Multiplier to the RV and adjusting for Small Business Rate Relief. Not all properties or 'small businesses' qualify for relief.

The property will need to be reassessed by the VOA if Suites 2A & 2B are taken together and it is unlikely that the new RV will allow the occupier to claim Small Business Rate Relief.

It is important that interested parties confirm the accuracy of this information and the actual rates payable with the Local Authority.



## **ENERGY PERFORMANCE**

EPC rating C 65.

## **VAT**

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Graham S Hall upon this basis and where silent, offers will be deemed net of VAT

## **LEGAL COSTS**

Each party to be responsible for their own costs incurred in this transaction.

## **ANTI-MONEY LAUNDERING REGULATIONS**

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the purchaser / tenant.

## **VIEWING & FURTHER INFORMATION**

For general enquiries and viewing arrangements please contact:

Daryl Carr

t: 0191 731 8660

e: [daryl@grahamshall.com](mailto:daryl@grahamshall.com)

## **AGENTS NOTE**

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk) or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.