



TO LET

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Purpose-Built Offices Close to A1(M)

232.25 - 464.5 sq m (2,500 - 5,000 sq ft)

Rent £30,000 - £60,000 pax

ORWELL HOUSE
MANDALE BUSINESS PARK
BELMONT
DURHAM
DH1 1TH

- Located on Durham's Most Established Business Park
- Strategically Located close to Junction 62 of the A1(M)
- Available in Whole or Part with Individual Floors from 232.26 sq m (2,500 sq ft)
- DDA Compliant with Passenger Lift
- Extensive On Site Car Parking
- Landlord to Undertake Full Refurbishment

LOCATION

Belmont Business Park is extremely well located on the outskirts of Durham City on Broomside Lane which is close to Junction 62 of the A1(M) via the A690. Newcastle upon Tyne is 15 miles to the north and Sunderland 9 miles to the north east. There is a 'Park & Ride' car park nearby on the A690.

Belmont is also very well situated for the region's main airports in Newcastle and Durham Tees Valley as well as the east coast's rail line station at Durham offering regular rail services to London Kings Cross.

Belmont is a well-established business park with a line-up of occupiers including; Cooper BMW/ Mini, Pulman Skoda, Premier Inn, Age UK, Howdens, Rexel, Home Group, BHP Law and Durham & Darlington Fire Service (HQ).

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DESCRIPTION

The property provides modern office accommodation with a specification following refurbishment as follows:

- Perimeter trunking
- Suspended ceiling with LED
- Double glazed windows
- Male, female and DDA WCs
- Passenger lift
- Kitchenette
- Fully carpeted
- DDA compliant
- Ample on-site parking

ACCOMMODATION

	sq m	sq ft
Ground Floor	232.25	2,500
First Floor	232.25	2,500
TOTAL	464.5	5,000

TERMS

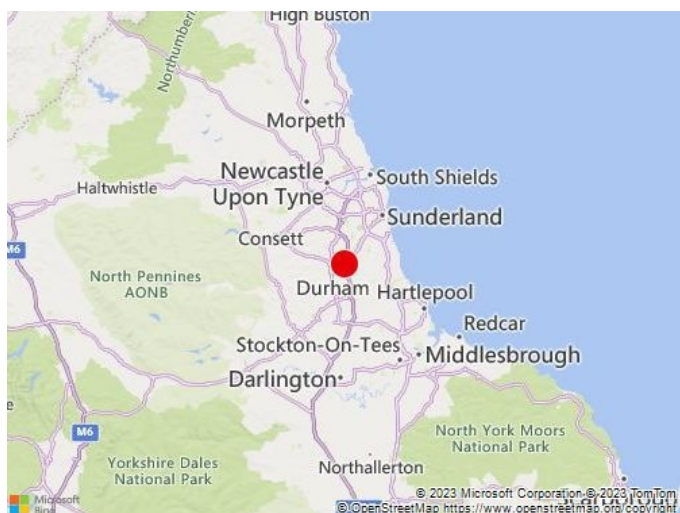
The property is available in whole or part by way of new EFRI leases for a term of years to be agreed between the parties at a rent of £12.00 per sq ft.

A service charge is applicable for the upkeep of the building and the internal and external common areas. Further information available upon request.

BUSINESS RATES

Rateable Value : £43,500 (Whole Building)
Estimated Rates Payable : £21,706.50

Our estimates are calculated by applying the appropriate Business Rate Multiplier to the RV. It is important that interested parties confirm the accuracy of this information and the actual rates payable with the Local Authority.



FOR INDICATIVE PURPOSES ONLY

Important Notice - Graham S Hall Chartered Surveyors for themselves and for the vendors and lessors of the property give notice that: 1) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract. 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Graham S Hall Chartered Surveyors or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person, either principal or employee, at Graham S Hall Chartered Surveyors has any authority to make or give any representation or warranty in relation to this property. 4) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for purpose or in working order.

ENERGY PERFORMANCE

EPC rating C 59.

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

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 or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.

