



# TO LET

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## Refurbished Open Plan Offices

128.95 sq m (1,388 sq ft)

**Rent £16,656 pax**

MERSEY HOUSE  
MANDALE BUSINESS PARK  
BELMONT  
DURHAM  
DH1 1TH

- Modern Purpose-Built Office
- Located on Durham's Most Established Business Park
- Strategically Located close to Junction 62 of the A1(M)
- DDA Compliant with Passenger Lift
- Extensive On-Site Car Parking

## 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
- LED lighting
- Suspended ceiling
- Double glazed windows
- Male, female and DDA WCs
- Reception/entrance lobby
- Passenger lift
- Kitchenette
- Fully carpeted
- DDA compliant
- Ample on-site parking

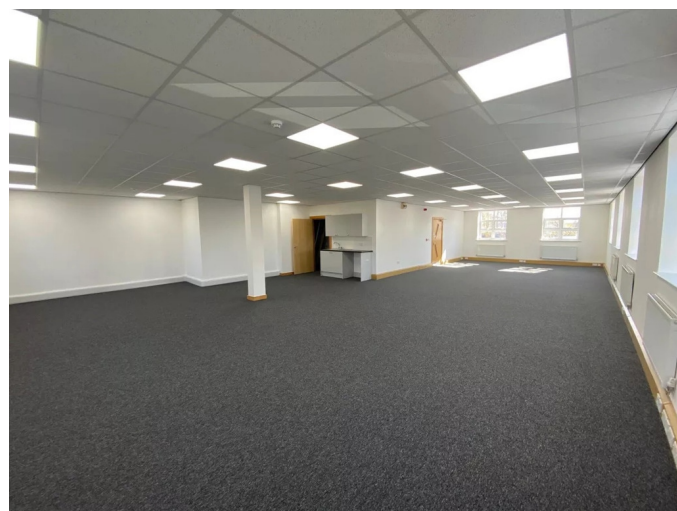
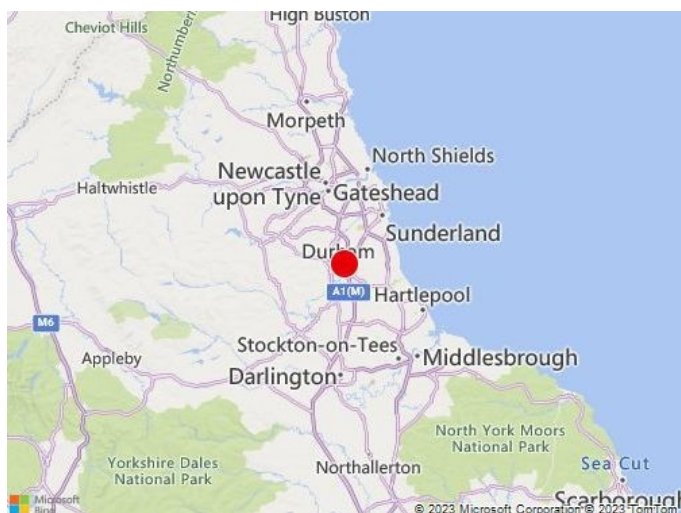
## ACCOMMODATION

	sq m	sq ft
First Floor (LHS)	128.95	1,388
<b>TOTAL</b>	<b>128.95</b>	<b>1,388</b>

## TERMS

The property is available by way of a new EFRI leases for a term of years to be agreed between the parties at a rent of £16,656 pax.

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



**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.

## BUSINESS RATES

Rateable Value : £15,000 (Effective 1st April 2023)  
Estimated Rates Payable : £7,485

Our estimate has been 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.

## 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.

