



City Centre Offices To Let

SUITES 7 & 8, HARRISON HOUSE, HAWTHORNE TERRACE, DURHAM, DH1 4EL

- Attractive Office Space of 171.41 sqm (1,845 sq ft)
- Excellent City Centre Location
- Less than 0.50 Miles from Durham Main Line East Coast Railway Station & City Centre Regional Bus Terminus
- Mixture of Open Plan & Cellular Layout
- Allocated Car Parking to the Rear & On Street Public Car Parking
- Would Suit a Variety of Occupiers Including; Solicitors, Accountants, Surveyors, Financial Advisors & Health Professionals
- New EFRI Lease Available
- **REDUCED RENT - £22,000 pax**



SITUATION

Harrison House occupies a convenient city centre location, within easy walking distance of local facilities and amenities provided on North Road which in turn provides access to the market place and Elvet Bridge.

The East Coast Main Line Rail Station and Durham Bus Station are both also within easy walking distance

DESCRIPTION

The subject property was formally an organ builders workshop which was converted by our client a number of years ago to create attractive office accommodation, arranged over ground, first and second floor.

WC facilities are situated within the ground floor common areas and communal kitchen facilities are located on the second floor.

Externally the property benefits from car parking to the rear and it is understood that each floor is allocated two parking spaces. There is also on-street public parking on and around Hawthorne Terrace.

ACCOMMODATION

The available space comprises the following approximate net internal areas:

Suites 7 & 8 - 171.41 sqm (1,845 sq ft)
**Including second floor kitchen*

TERMS

The space is available by way of a new EFRI lease for a term of years to be agreed at a rent of £22,000 pax.

RATING ASSESSMENT

We understand that the premises have a rateable value of £9,700 effective from 1st April 2023. It is however, recommended that any interested party confirm the accuracy of this information and the rates payable with the Local Authority.

ENERGY PERFORMANCE

EPC Rating C 66.

LEGAL COSTS

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

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. VAT is not currently payable on rents.

VIEWING

For general enquiries and viewing arrangements please contact Sole Agents Graham S Hall Chartered Surveyors on 0191 731 8660 or info@grahamshall.com.

LOCATION MAP



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.

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.

