



TO LET



High Specification Offices

167.22 - 334.44 sq m (1,800 - 3,600 sq ft)

Rent **£23,400 - £46,800 pax**

SHANNON 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.

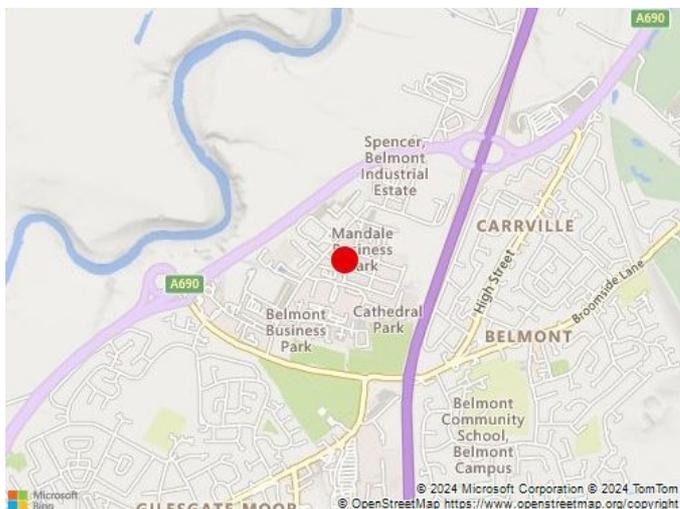
Belmont is also very well situated for the region's main airports in Newcastle and Durham Tees Valley as well as the east coast's rail line station at Durham offering regular rail services to London Kings Cross.

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).

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
Ground Floor	167.22	1,800
Second Floor	167.22	1,800
TOTAL	334.44	3,600

TERMS

The space is available by way of new EFRI leases for a term of years to be agreed between the parties, at a rent of £13.00 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

Ground Floor - £20,750

Estimated Rates Payable: £10,354.25 (24/25)

Second Floor - £20,500

Estimated Rates Payable: £10,229.50 (24/25)

Our estimates are calculated by applying the appropriate Business Rate Multiplier to the RV. Interested parties must confirm the actual rates payable with the Local Authority.



ENERGY PERFORMANCE

EPC rating D 95.

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

Or our Joint Agent; Knight Frank on 0191 221 2211

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.

