



## Modern Office Suite

Available from 3,243 – 9,735ft<sup>2</sup>

- Three storey purpose-built development
- Generous parking allocation
- LED light fittings
- Fully fitted with carpeting/partitions
- Modern reception area

For further information please contact:

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## FOR SALE/TO LET

Richard Annand VC House, Mandale  
Business Park, Durham, DH1 1TH

### Location

Mandale Business Park is strategically located at Junction 62 of the A1(M), with access off the A690 which connects Durham City two miles to the west with Sunderland eight miles to the east. Newcastle City Centre is approximately 14 miles to the north.

Mandale Business Park and the wider Belmont estate is a well-established commercial area with notable occupiers including Durham and Darlington Fire Service Headquarters, Age UK Durham, BHP Law, Home Group, and a number of car dealerships including BMW and Mini. The park has excellent links to all parts of the region with East coast mainline railway service to London Kings Cross and Edinburgh available at Durham city train station.

### Description

The property comprises a newly constructed office unit, of steel frame construction with masonry infill, and metal clad roof. A breakdown of the specification can be found below:

- Suspended ceilings
- LED lighting
- Raised floors
- Fitted out with partitions
- Male and Female W/C facilities
- Kitchen facilities
- Fully carpeted
- Stylish reception area
- 100mb dedicated data connection
- 49 car parking spaces

### Accommodation

The property comprises the following approximate areas:

	M <sup>2</sup>	Ft <sup>2</sup>
Second Floor	301.47	3,245
First Floor	301.66	3,247
Ground Floor	301.29	3,243
<b>Total</b>	<b>904.42</b>	<b>9,735</b>

### Tenure

The property is available to purchase and is also available to let on a full repairing and insuring terms for a term of years to be agreed.

### Quoting Price

£1.3M. The sale is of a 999 year long leasehold interest from 2019 held at a peppercorn rent.

### Rent

£14psf.

### Business Rates

The premises needs to be reassessed for rating purposes.

### EPC

The property has an EPC rating of A (21).



## FOR SALE/TO LET

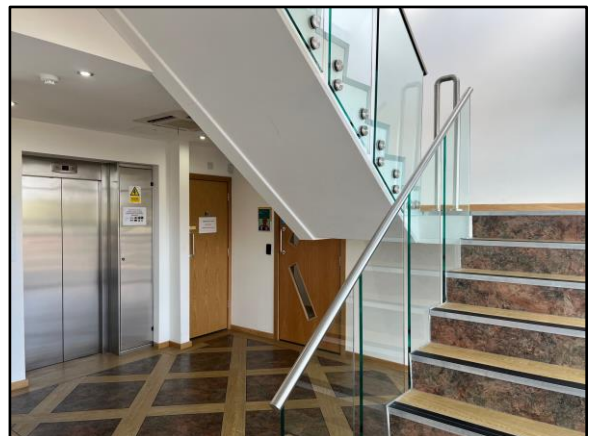
Richard Annand VC House, Mandale  
Business Park, Durham, DH1 1TH

### Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, London, SW1P 3AD. Tel: 024 7686 8555.

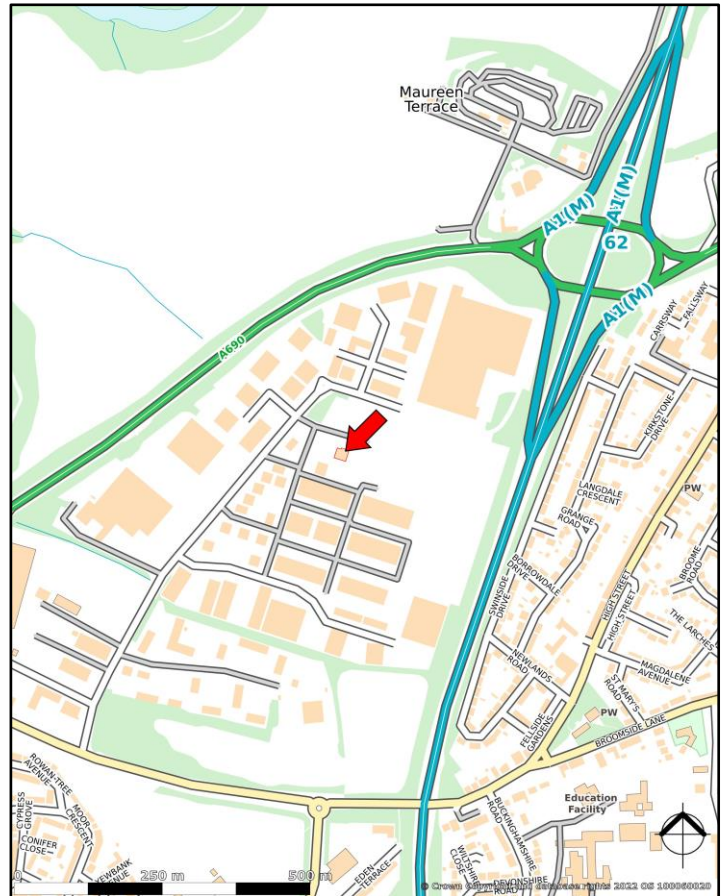
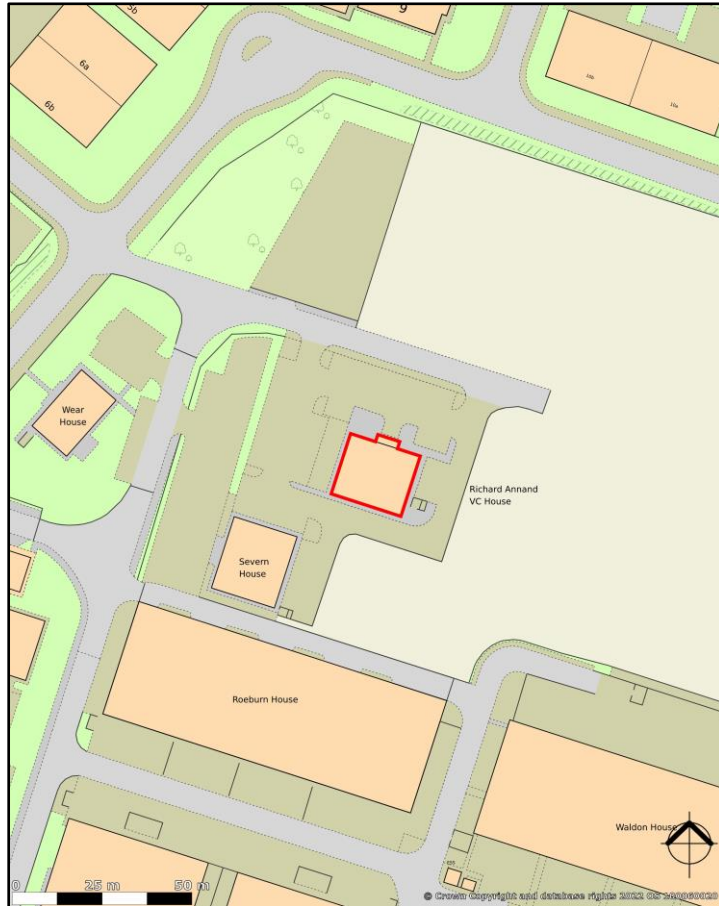
### VAT, Rents and Outgoings

All numbers quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.



## TO LET

Richard Annand VC House, Mandale  
 Business Park, Durham, DH1 1TH



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