



Offices At The High House, Church Street, Murton, Seaham, SR7 9NX

New 'All-Inclusive' Office Suites

SUMMARY

Tenure	To Let
Available Size	194 to 1,260 sq ft / 18.02 to 117.06 sq m
Rent	£3,995 - £8,500 per annum
Business Rates	To be confirmed
EPC Rating	B (39)
VAT	Not applicable
Legal fees	Each party to bear their own costs

KEY POINTS

- Former Pub Transformed into 3no. Ground Floor Retail Units & First Floor Offices
- Centrally Located in Murton Village, with Easy Access to A19 & Nearby Towns
- Strategic Position, Adjacent to New Co-op Food Supermarket & Close to Dalton Park, Jade Park, & Seaham Garden Village
- Rent Inclusive of Utilities, Service Charge & Building Insurance
- Only a 24 Month Commitment
- Ideal for Small Businesses, Start-up's or Larger Businesses Requiring a Local Base

LOCATION

Murton, in East Durham, lies just off the A19 north-south trunk road and is a short drive from Seaham, Peterlee, and Easington.

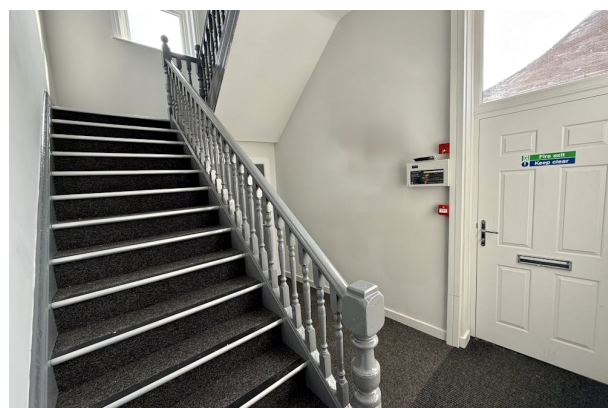
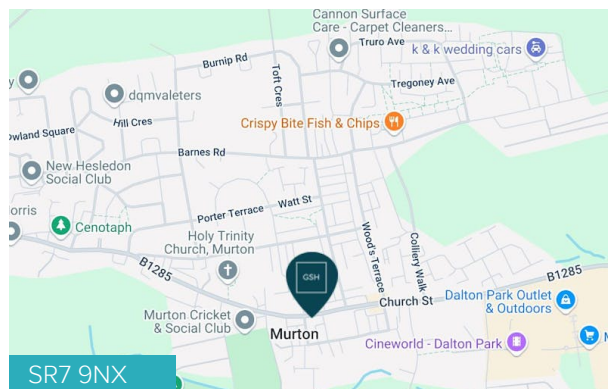
The High House occupies a prominent spot on Church Street in the heart of Murton Village, the main road linking to communities such as Hetton-le-Hole, Houghton-le-Spring, and Seaham. It sits next to the newly built 4,500 sq ft Co-op Food supermarket, reinforcing its position within the village's established retail core at the bottom of Woods Terrace.

The area is undergoing major transformation, with several developments boosting its appeal to both residents and businesses. These projects are supporting economic growth, improving infrastructure, and attracting visitors. Notable developments include:

- Seaham Garden Village – A major residential scheme with planning granted in 2018 for 1,500 homes, led by Miller Homes and Taylor Wimpey, offering a mix of 2, 3, and 4-bedroom houses.

- Dalton Park Outlet Mall – Located between Murton and the A19, offering retail outlets, restaurants, a Cineworld cinema, and Morrisons.

- Jade Business Park – Now a key commercial hub. Phase 1 (155,000 sq ft) was fully let within 18 months, and Phases 2 and 3 will add over 500,000 sq ft of industrial space, reinforcing Murton's appeal to businesses.



DESCRIPTION

This prominent commercial property, formerly The High House, has undergone a complete redevelopment, transforming the historic public house into a modern, multi-use building. The ground floor offers three new, high-quality retail units, while the first floor provides 'all-inclusive' office accommodation, which have their own independent access off The Crofts. The property also holds cultural significance as the filming location for Ken Loach's 2023 film, The Old Oak.

Each office has been designed with a clean, bright aesthetic, featuring white-painted walls, ceilings, skirting boards, durable grey carpet tiles, perimeter trunking and energy-efficient LED lighting throughout. The offices are further enhanced by large windows, allowing plenty of natural light to flood each space.

The first floor also benefits from shared kitchen and WC facilities and essential utilities, such as a new utility supply, fire alarm system, and fire-rated ceilings.

Externally, the property features 19 on-site car parking spaces, including 2 accessible bays and 4 EV charging bays, catering to modern requirements.

ACCOMMODATION

The office suites are each available on flexible terms, with a minimum commitment of only 24 months. The rent includes utilities, service charge (repair / maintenance of the building and all internal and external common areas), and building insurance. This makes the offices perfect for businesses of all sizes. Suite sizes and rents as follows:

Name	sq ft	sq m	Rent	Monthly Rent
Suite - 1	517	48.03	£8,500 /annum	£708.33
Suite - 2	194	18.02	£3,995 /annum	£332.92
Suite - 4	226	21	£4,500 /annum	£375
Suite - 5	323	30.01	£5,750 /annum	£479.17

VIEWING & FURTHER INFORMATION

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