



Shannon House, Mandale Business Park, Belmont, Durham, DH1 1TH

High Specification Offices

SUMMARY

Tenure	To Let
Available Size	1,800 to 3,600 sq ft / 167.23 to 334.45 sq m
Rent	£23,400 - £46,800 per annum
Service Charge	£8 per sq ft based on current budget
Business Rates	c. £5.75 per sq ft payable
EPC Rating	D (95)
VAT	Applicable
Legal fees	Each party to bear their own costs

KEY POINTS

- 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

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total /sq ft
Ground	1,800	167.23	£13	£5.75	£8	£26.75
2nd	1,800	167.23	£13	£5.68	£8	£26.68

TERMS

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

SERVICE CHARGE

Tenants contribute a fair proportion to the Landlord's costs of repair, maintenance, cleaning, and management of the external fabric of the building, as well as the internal and external common parts by way of a service charge.

We understand that the service charge is calculated annually on a budget basis, with the current year's budget equating to approximately £8 per sq ft. Further details are available upon request.

BUSINESS RATES

Ground Floor - £20,750

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

Second Floor - £20,500

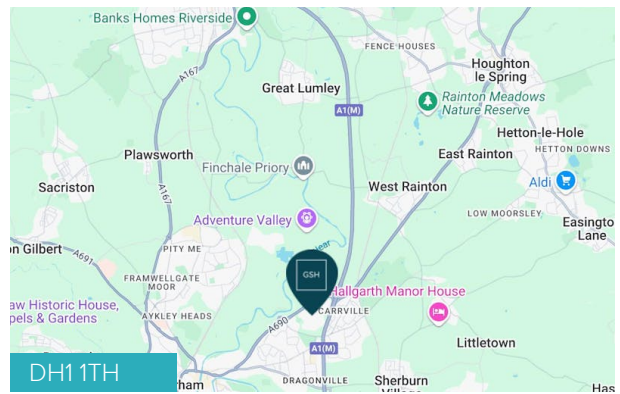
Estimated Rates Payable: £10,229.50 (24/25)

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to us on this basis and where silent, offers will be deemed net of VAT.

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

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