

TO LET

Unit 27A Mandale Business Park,
Belmont Industrial Estate, Durham,
DH1 1TH



Modern End-Terraced Industrial/Warehouse Unit 4,156 ft² (386.15 m²)

- Excellent location
- Adjacent to Junction 62 of the A1(M)
- Attractive landscaped environment
- New lease available

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Location

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

Mandale Park is a well established commercial area with notable occupiers including Decon International, Vasstech, Ultraflex Gyms, Opus CNC, Durham University, PHS, Durham Interiors and many, many more.

The estate 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 is of steel frame construction with brick and clad elevations under a pitched insulated profile roof with translucent roof lights.

There is an aluminium glazed entrance door with double glazed windows, LED lighting, W/C facilities with kitchen. There is an open plan office together with meeting room.

There is 3 phase electricity, electrical roller shutter door which opens onto a yard area to the rear. There is parking facilities to the front.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on the following GIA:

	M ²	Ft ²
Unit 27A	386.15	4,156

Lease

The property is available on a new IRI lease for a term to be agreed.

Rent

£28,100 per annum exclusive subject to 3% annual increase.

Maintenance Rent

£3,084 per annum exclusive subject to 3% annual increase.

Insurance

£484.75 per annum exclusive subject to 3% annual increase.

EPC

D77

Rateable Value

The Valuation Office Agency website describes the property as workshop and premises.

Rateable Value 2017 List: £18,000.

Services

All main services are connected to the property.

NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

- (i) 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.
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Legal Costs

Both parties are responsible for their own legal/professional fees.

Money Laundering

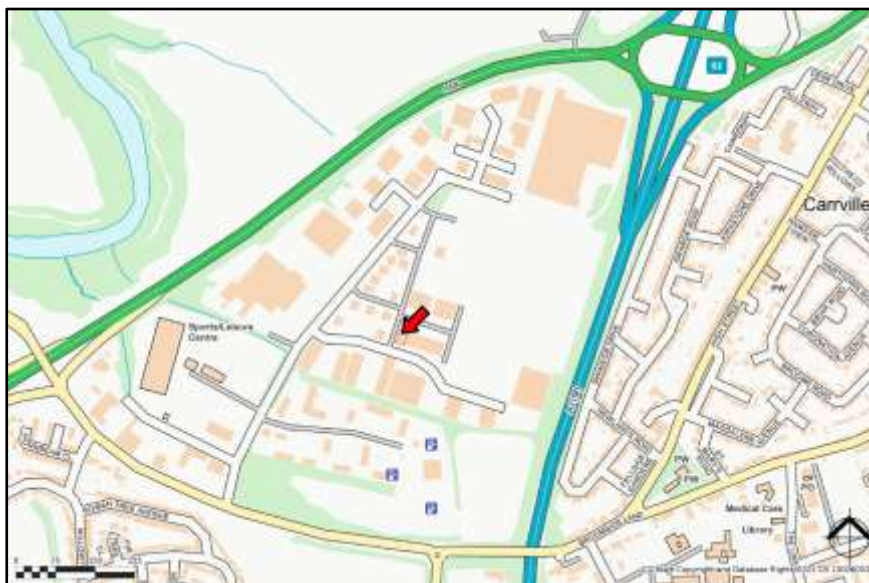
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

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 Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

VAT

All rents, premiums and purchase prices 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.



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