

TO LET : MODERN OFFICE ACCOMMODATION

ESTABLISHED BUSINESS PARK LOCATION

2 Bowden Place, Meadowfield, Durham, DH7 8TB

From 175 sq. m. (1,884 sq. ft.) to 350 sq. m. (3,768 sq. ft.)



Self-contained office building
with 18 private parking spaces

Available to rent from:
£23,550 + VAT per annum

MEADOWFIELD INDUSTRIAL ESTATE

- Easily accessed via A690 & A167
- Established Business Park location
- Approximately 2.5 Miles of Durham City

DESCRIPTION

Bowden Place makes part Meadowfield Industrial Estate a development of purpose built, self-contained office buildings with dedicated car parking within a landscaped business park environment.

The current configuration resembles modern office accommodation with temporary partitions providing smaller meeting rooms and offices.

INTERNAL PHOTOGRAPHY

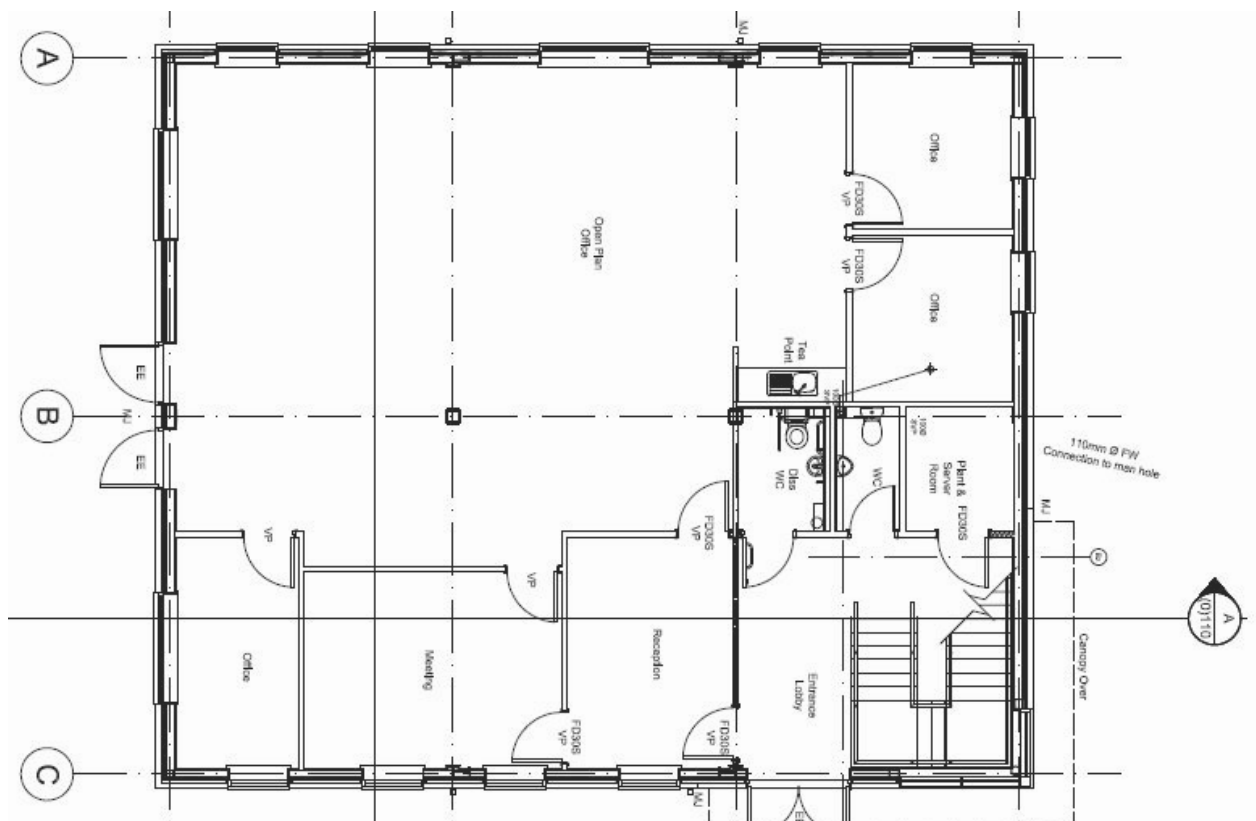


ACCOMMODATION

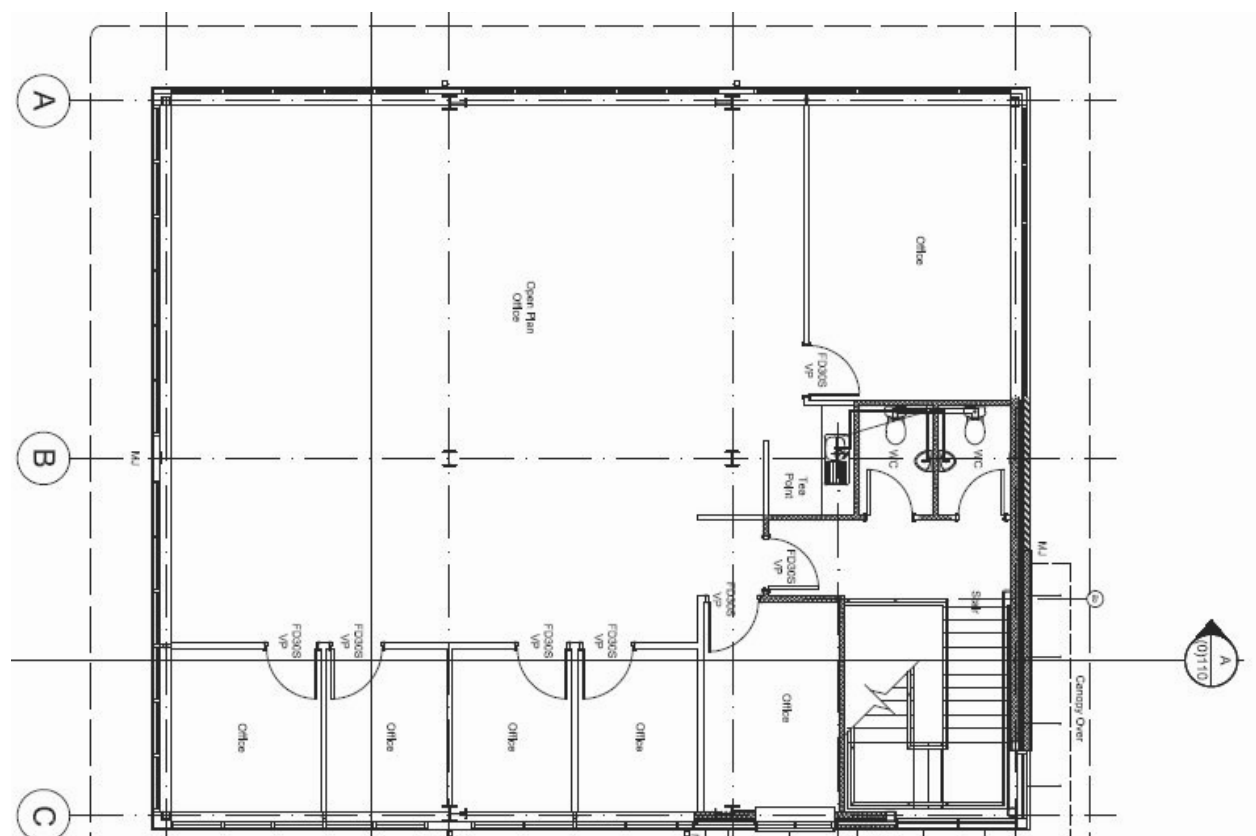
The property has the following Net Internal Area:

Accommodation	Sq. m	(Sq. ft.)
Ground floor	175	(1,884)
First floor	175	(1,884)
Total	350	(3,768)

Ground floor



First floor



LOCATION

The Property is located within the popular Meadowfield Industrial Estate, positioned approximately 2.5 miles south west of Durham and midway between the conurbations of Tyneside and Teesside.

Newcastle is located just 20 miles to the north and Middlesbrough is 25 miles south-east. The A167 and A1(M) are in proximity with access via Junction 61 on the A1(M) providing access to the rest of the region. The area benefits from good public transport links with the Arriva bus number X46 and Arriva bus number 49A serving the entrance to St Johns Road.

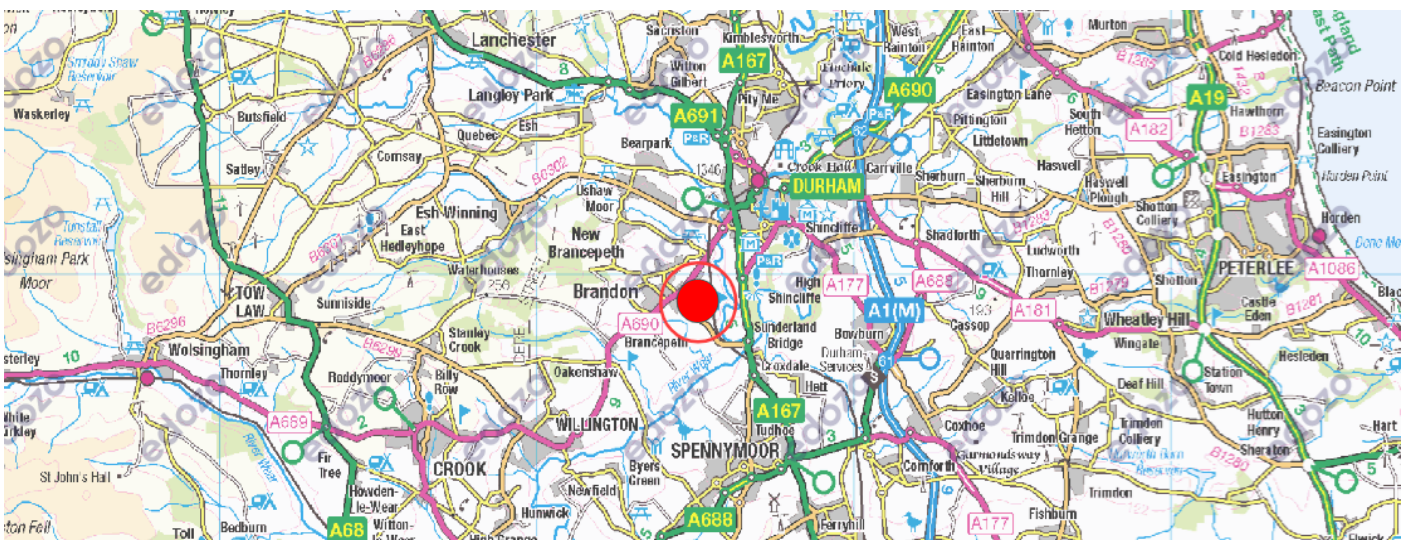
Businesses in the immediate area:



A : Glass Assist
B : Apex Cables
C : The Banks Group
D : Dale Care Ltd
E : Elis Laundry Services

F : Autorepair UK Workshop and
Autopark UK Car Dealer
G : Cleaner Air Solutions
H : VT Signs Ltd
J : CEF IT & Marketing

K : Durham County Council
L : JK Mouldings
M : Durham City Transport
N : YESSS Electrical Durham
O : Pragmatic Semiconductor



EPC

The property has an Energy Performance Certificate (EPC) rating of A.

SERVICES

The property is connected to all main services.

TERMS

The unit is available to let for an agreed term at £12.50 per sq. ft. rent per annum + VAT.

SERVICE CHARGE

Fixed annual service charge (£1,600/per floor per annum + VAT) for maintenance of the estate is recoverable from the Tenant.

VAT

All figures within these terms are exclusive of VAT where chargeable.

BUSINESS RATES

Current rateable value (1 April 2023 to present) : £20,000 (Ground Floor) £20,000 (First Floor)

LEGAL COSTS

Each party is responsible for their own legal costs incurred within this transaction.

VIEWING AND MORE INFORMATION

Strictly by prior appointment via joint agents BNP Paribas Real Estate and Graham S Hall Chartered Surveyors.

Aleksander Roszczyniala

07570 052292

aleksander.roszczyniala@realestate.bnpparibas

Daryl Carr

0191 731 8660

daryl@grahamshall.com

Aidan Baker

07712 868537

aidan.baker@realestate.bnpparibas

Subject to Contract March 2025