

AVAILABLE BY WAY OF SUB-LEASE



HIGH SPECIFICATION OFFICES ON ESTABLISHED BUSINESS PARK

**TO LET**

PART FIRST FLOOR, INKERMAN HOUSE, ST. JOHN'S ROAD, DURHAM, DH7 8XL  
510.97 sq m (5,500 sq ft)

GSH



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## KEY POINTS

- Prominently Located on Established Durham Business Park
- Only 3 Miles from Durham City Centre
- Excellent Access to A690 & A167
- First Floor Office Suite Available, Within a Prestigious 23,000 sq ft Headquarters Building
- Fitted to a High Specification Including Raised Access Flooring, Suspended Ceilings with New LED Lighting, and Air Conditioning
- Bright and Spacious Layout Combining an Open-Plan General Office, 2 Glazed Meeting Rooms, and Print Room
- 22 Allocated Car Parking Spaces
- New Sublease Available
- Rent: £65,000 pax





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## LOCATION

Meadowfield Industrial Estate is a well-established and popular business location situated approximately 2.5 miles south-west of Durham City, between the key conurbations of Tyneside and Teesside. Newcastle upon Tyne lies around 20 miles to the north, while Middlesbrough is approximately 25 miles to the south-east.

The estate benefits from excellent transport connectivity. The A690 provides direct access to Durham City, while the nearby A167 and A1(M) (via Junction 61) offer efficient routes throughout the region. Public transport links are strong, with Arriva bus services X46 and 49A serving the entrance to St. John's Road. Mainline intercity rail services from Durham provide direct links to Edinburgh, York, Newcastle, and London King's Cross.

## SITUATION

Inkerman House occupies a prominent position within Whitfield Court, a modern development of six purpose-built, self-contained office buildings arranged around a landscaped business park with designated car parking. The property fronts directly onto St. John's Road, the main thoroughfare through Meadowfield Industrial Estate, benefiting from excellent visibility and access.

## CONNECTIVITY



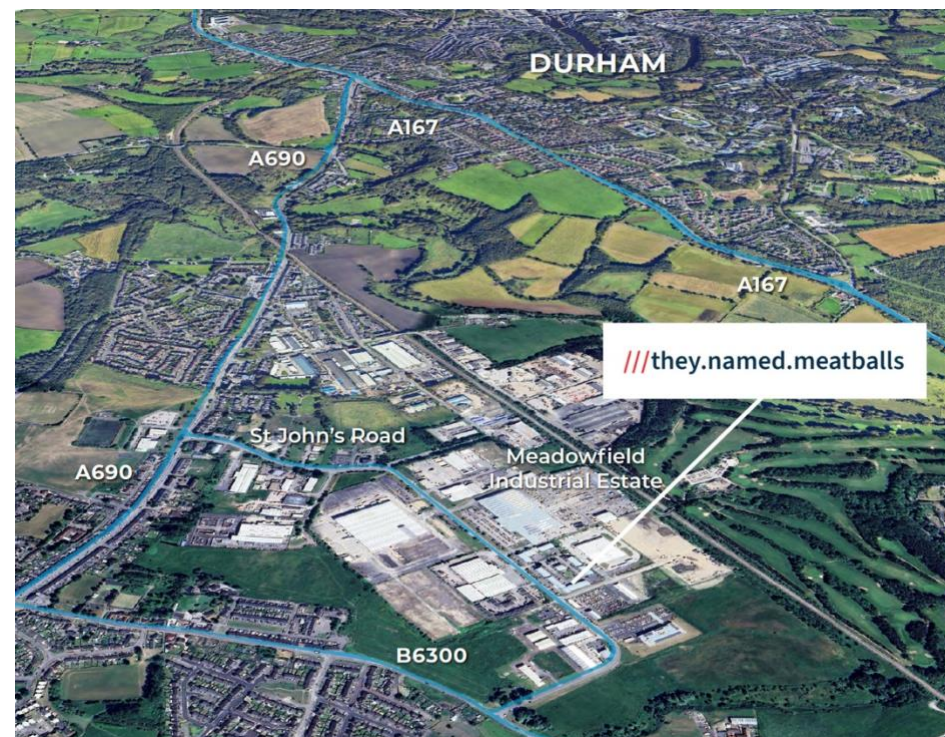
### By Car

A167	3 mins
Durham	8 mins
Junction 61 of the A1(M)	12 mins
Stockton-on-Tees	32 mins
Newcastle	40 mins



### By Train (From Durham)

Newcastle Central	12 mins
York	45 mins
Edinburgh	1hr 40 mins
Kings Cross	2hrs 40 mins



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#### KEY OCCUPIERS

Meadowfield Industrial Estate is home to a wide range of established organisations, offering a strong and diverse commercial environment that continues to attract businesses across multiple sectors. Its flexible accommodation, good transport connections, and longstanding reputation as a key employment area make it a popular choice for both public and private sector occupiers.

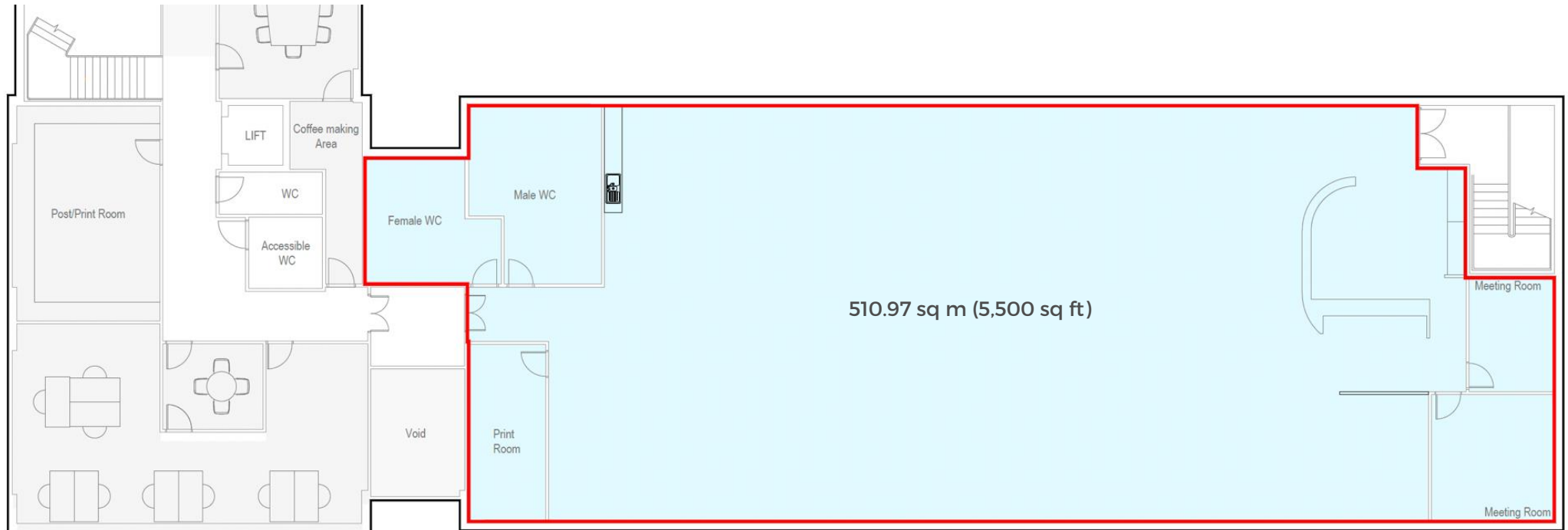
Notable occupiers include:

- Durham County Council
- St John Ambulance Service
- The Banks Group
- City Electrical Factors (CEF)
- Yesss Electrical
- Apex Cables
- Glass Assist UK
- Dale Care





# FLOOR PLAN



Upper East Wing

DESCRIPTION

Inkerman House is a modern, purpose-built two-storey office building extending to approximately 23,000 sq ft. Constructed with a steel frame and cavity brick and block external walls, rendered above ground floor level, the building features a distinctive curved plastisol-coated insulated profiled steel roof. A striking double-height glazed atrium forms the main entrance, with high-quality powder-coated metal casement windows and powder-coated rainwater goods completing the external specification.

The available accommodation comprises a surplus first floor suite of approximately 5,500 sq ft (511 sq m), with 22 allocated car parking spaces (a generous ratio of 1:250 sq ft).

The suite is finished to a high standard and benefits from painted and plastered walls, striped carpet tiles throughout, a full raised access floor, suspended ceilings with LED lighting (installation in progress), air conditioning, and will have a newly installed kitchen. The space is configured to provide a large open-plan office area, two glazed meeting rooms, a reception or breakout space, a dedicated print/IT room and WC facilities.

Internally, the space offers excellent natural light from dual aspects and is fitted with modern office furniture, which can be included subject to agreeing commercial terms.

A new glazed personnel entrance with canopy is being created in place of the former fire escape, providing a dedicated access point and the opportunity for occupier signage. Although the suite does not have an internal lift, our client will grant access to their secure lift lobby for those requiring step-free entry.

ACCOMMODATION

Description	sq m	sq ft
Part 1 <sup>st</sup> Floor	510.97	5,500

TERMS

The suite is available by way of a new sublease on effective full repairing and insuring (EFRI) terms, for a term of years to be agreed at an annual rent of £65,000 exclusive.

As this will be a sublease, it will be granted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

SERVICE CHARGE

A service charge will be payable in addition to the rent, covering the maintenance, repair, running, and cleaning of the internal and external common parts, as well as reasonable utilities serving the demise.

BUSINESS RATES

Rateable Value (RV) – £55,000 (Estimated)  
Rates Payable – £30,524 (Estimated)

The available space forms part of a larger assessment, so we’ve provided an estimated RV. The Valuation Office Agency will reassess the property following the subdivision. Interested parties should confirm the actual rates payable with the Local Authority.

SUMMARY

Size	510.97 sq m (5,500 sq ft)
Rent	£65,000 pax
Service Charge	Approximately £30,000 pax inc. utilities
Business Rates	£30,524 (Estimated)
EPC Rating	C 59
VAT	Applicable
Legal Fees	Each party bear their own

VIEWING & FURTHER INFORMATION

For general enquiries and viewing arrangements please contact sole agents Graham S Hall Chartered Surveyors:

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Graham S Hall

CHARTERED SURVEYORS

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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.

IMPORTANT NOTICE  
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