

EXTENT SHOWN IS INDICATIVE ONLY



## Unit 7, City West Business Park, St. John's Road, Durham, DH7 8ER

Refurbished Self-Contained First Floor Offices

### SUMMARY

Tenure	To Let
Size	1,706 sq ft / 158.49 sq m
Rent	£17,000 per annum
Business Rates	Under reassessment – potential SBRR available
EPC Rating	B (39)
VAT	Applicable
Legal fees	Each party to bear their own costs

### KEY POINTS

- Well located on an established business park just 2.5 miles from Durham City Centre
- Dedicated on-site parking with excellent access to the A167 and A1(M)
- Comprehensive refurbishment programme underway, including new UPVC windows and doors, upgraded cladding, and full internal modernisation
- Perfect for SMEs or established regional and national operators seeking a strategic North East presence
- Potentially suitable for alternative uses (subject to the necessary consents)
- Excellent opportunity for local business owners to acquire their own

## LOCATION

City West Business Park is situated on St. John's Road, the main thoroughfare through Meadowfield Industrial Estate, a well-established and popular business location approximately 2.5 miles southwest of Durham City. The estate lies between Tyneside and Teesside, with Newcastle around 20 miles to the north and Middlesbrough 25 miles southeast.

Access to the wider region is excellent, with the A167 nearby and the A1(M) accessible via Junction 61. Public transport connections are also strong, with regular Arriva bus services (X46 and 49A) stopping at the entrance to St. John's Road. Durham City offers mainline rail links across the UK.

## DESCRIPTION

The property comprises a modern, self-contained, two-storey office building of brick construction with replacement UPVC double-glazed windows beneath a pitched slate roof. The available accommodation is located on the first floor.

Upon entering the property at ground floor level, there is a dedicated entrance lobby together with WC facilities and ancillary storage. An open staircase leads to the first floor, which provides predominantly open-plan office accommodation, currently incorporating a meeting room, with scope for further subdivision to create additional meeting rooms or private offices, subject to occupier requirements.

The property is undergoing a comprehensive refurbishment programme and will be available to a high-quality, modern specification. The outline specification includes:

- New UPVC external cladding to elevations and main entrance
- Replacement UPVC windows and new entrance doors
- LED lighting throughout
- Wall-mounted electric heaters
- New flooring throughout
- Full internal redecoration
- Refurbished kitchen and WC facilities

## ACCOMMODATION

Floor/Unit	sq ft	sq m
1st	1,706	158.49

## TERMS

The property is available To Let, following completion of the refurbishment works, by way of a new effective full repairing and insuring (EFRI) lease for a term of years to be agreed, at an annual rent of £17,000 per annum exclusive (equating to approximately £9.96 per sq ft), representing a competitive rate for refurbished office accommodation.

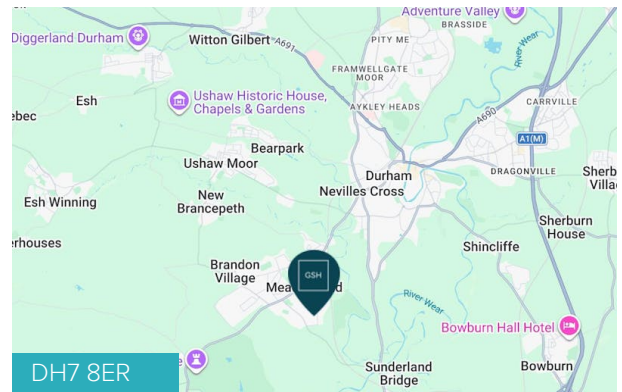
## ESTATE CHARGE

An estate service charge is payable to cover the maintenance and management of the common areas within the business park. This includes upkeep of estate roads, landscaping, lighting, and general site management. We understand the current charge is approximately £1.85 per sq ft per annum.

## BUSINESS RATES

The property is currently assessed under two separate rating entries and will require reassessment by the Valuation Office Agency to reflect the current configuration and available accommodation.

It is anticipated that the reassessed Rateable Value will fall below the Small Business Rates Relief threshold, meaning eligible occupiers may have no business rates to pay. Interested parties are however, advised to confirm the exact position with the Local Authority.



## VIEWING & FURTHER INFORMATION

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