



## Unit 19, City West Business Park, St. John's Road, Durham, DH7 8ER

Two-Storey Self Contained Office Building

### SUMMARY

|                |  |
|----------------|--|
| Tenure         | To Let / For Sale                      |
| Size           | 1,447 sq ft / 134.43 sq m              |
| Rent           | £15,000 per annum                      |
| Price          | £145,000                               |
| Rates Payable  | £5,239.50 per annum<br>*SBRR available |
| Rateable Value | £10,500                                |
| EPC Rating     | B (38)                                 |
| VAT            | Applicable                             |
| Legal fees     | Each party to bear their own costs     |

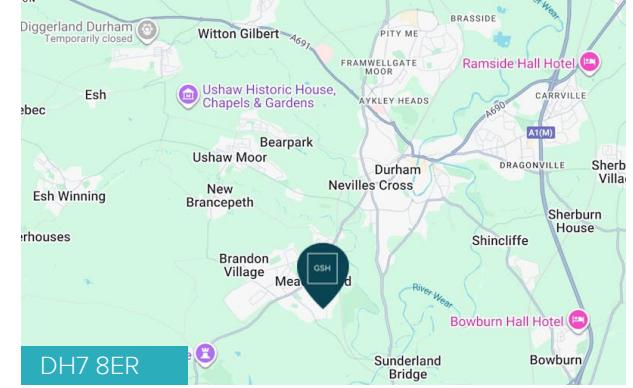
### KEY POINTS

- Well located on an established business park just 2.5 miles from Durham City Centre
- Excellent access to the A167 and A1(M)
- External improvement works have been instructed, including new windows and doors throughout and cladding to the front elevation
- Perfect for SMEs or established regional and national operators seeking a strategic North East presence
- Excellent opportunity for local business owners to acquire their own premises
- Potentially suitable for alternative uses (subject to the necessary consents)

## 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 timber-framed double-glazed windows under a pitched slate roof.

The layout provides office accommodation on both floors, together with integrated kitchen and WC facilities. The Ground Floor is suitable for reception, open-plan use or a meeting room setup, while the First Floor offers additional office space with potential for private rooms or directors' offices.

Landlord works are due to be carried out to the exterior, including replacement UPVC windows, new entrance doors, and cladding to the elevations.



## ACCOMMODATION

| Floor/Unit   | sq ft        | sq m          |
|--------------|--------------|---------------|
| Ground       | 688          | 63.92         |
| 1st          | 759          | 70.51         |
| <b>Total</b> | <b>1,447</b> | <b>134.43</b> |

## TERMS

The quoting rent and price reflect the property following completion of the landlord's external improvement works. The property will then be available to let by way of a new EFRI lease for a term of years to be agreed, at £15,000 pax.



Alternatively, our client will consider a sale on a new long leasehold basis at a price of £145,000. Further details are available on request.

## 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

We understand that the premises have a rateable value of £10,500 effective from 1st April 2026 (£5,239.50 pa payable).

\*Under current government legislation, Small Business Rate Relief (SBRR) could result in no rates being payable (subject to eligibility).

It is recommended that any interested party confirm the accuracy of this information and the rates payable with the Local Authority. As a new occupier, rights of appeal may exist against the assessment.

## VIEWING & FURTHER INFORMATION

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