



## Unit E, Spey House, Mandale Park, Durham, DH1 1TH

Two-Storey Hybrid Industrial Unit

### SUMMARY

|                |                                    |
|----------------|------------------------------------|
| Tenure         | To Let                             |
| Available Size | 1,568 sq ft / 145.67 sq m          |
| Rent           | £16,000 per annum                  |
| Service Charge | Upon Enquiry                       |
| Rateable Value | £9,200                             |
| EPC Rating     | B (33)                             |
| VAT            | To be confirmed                    |
| Legal fees     | Each party to bear their own costs |

### KEY POINTS

- Ground Floor Warehouse: 76.92 sq m (828 sq ft)
- Fitted First Floor Offices: 68.75 sq m (740 sq ft)
- Well Positioned on Durham's Most Established Industrial Estate / Business Park
- Strategically Located close to Junction 62 of the A1(M)
- Electric Roller Shutter Door & Glazed Personnel Entrance
- Small Business Rate Relief Available



LOCATION

Situated on the outskirts of Durham City, Mandale Park is part of the larger Belmont Industrial Estate and boasts an excellent location less than one mile from Junction 62 of the A1(M) via the A690. The estate is conveniently positioned 15 miles south of Newcastle upon Tyne and 9 miles southwest of Sunderland. Additionally, a 'Park & Ride' car park is available nearby on the A690.

The estate is strategically placed for easy access to the region's major airports in Newcastle and Durham Tees Valley, as well as the east coast's rail line station at Durham, which provides regular services to London Kings Cross.

Surrounding occupiers include Vertu Motors (BMW/Mini), Pulman Skoda, DPD, Howdens, Rexel, SAS Autoparts, Durham University, Clive Owen LLP, and the Durham & Darlington Fire Service (HQ).

DESCRIPTION

Spey House comprises an estate of eleven two-storey units of traditional brick and block construction, featuring a glazed entrance facade, surmounted by a pitched, tiled roof.

Internally, the unit is divided over two levels; the ground floor providing warehouse / workshop accommodation, with a concrete slab floor and access via a 3.4m high electric roller shutter door to the front elevation.

The first floor is fitted to an office specification but could be repurposed by ingoing Tenants if required.

The units were designed with occupier affordability in mind, currently falling below the minimum rates threshold. Heating and lighting are provided by LED fittings and electric panel radiators throughout, resulting in excellent EPC ratings and low running costs.

Each unit includes accessible WC and kitchen facilities.

ACCOMMODATION

| Name   | sq ft | sq m   |
|--------|-------|--------|
| Ground | 828   | 76.92  |
| 1st    | 740   | 68.75  |
| Total  | 1,568 | 145.67 |

TERMS

Available by way of a new effectively full repairing and insuring lease with 5 yearly upward only rent reviews, at a rent of £16,000 pax.

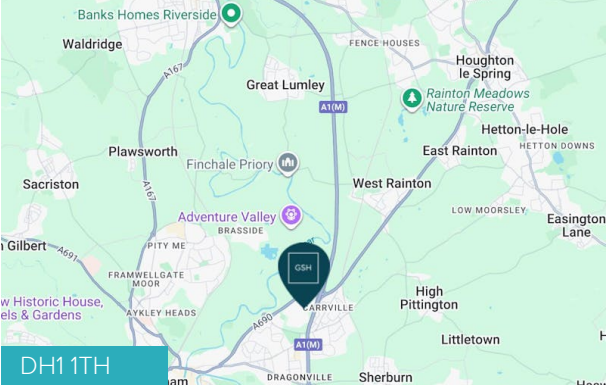
BUSINESS RATES

Rateable Value: £9,200 (Effective 1st April 2023)

If eligible for Small Business Rates Relief, no rates will be payable.

Without relief, the rates payable are currently £4,590.80 per annum.

Interested parties should however, confirm this with the Local Authority.



**VIEWING & FURTHER INFORMATION**

GS

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