



Unit 15-16, City West Business Park, St. John's Road, Durham, DH7 8ER

Substantial Two-Storey Self-Contained Office Premises

SUMMARY

Tenure	To Let / For Sale
Size	2,874 sq ft / 267 sq m
Rent	£30,000 per annum
Price	£290,000
Business Rates	Upon Enquiry
EPC Rating	B (38)
VAT	Applicable
Legal fees	Each party to bear their own costs

KEY POINTS

- Well located on an established business park approximately 2.5 miles from Durham City Centre
- Excellent access to the A167 and A1(M)
- Formed of two adjoining office buildings, providing a larger, internally connected floorplate
- Flexible accommodation with predominantly open-plan first floor space and more cellular ground floor accommodation, with scope for reconfiguration
- Platform lift providing access between ground and first floor levels
- Comprehensive external refurbishment completed, including new UPVC windows and doors and upgraded cladding

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.

WHAT3WORDS

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DESCRIPTION

The property comprises substantial, self-contained office premises formed of two adjoining, two-storey office buildings of brick construction beneath pitched slate roofs.

The buildings are internally connected to provide a larger, flexible floorplate. The ground floor is currently more cellular in layout, providing a combination of reception, meeting, office and staff/breakout accommodation together with WC facilities and ancillary space.

The first floor provides a substantial predominantly open-plan office area, with a platform lift providing access between ground and first floor levels in addition to the internal staircases. The accommodation could potentially be reconfigured and refurbished to meet the requirements of an incoming occupier.

The landlord has undertaken a programme of external refurbishment works, including new UPVC windows and doors together with upgraded external cladding, enhancing the overall appearance of the buildings.

ACCOMMODATION

Floor/Unit	Building Type	sq ft	sq m
Ground	Office	1,437	133.50
1st	Office	1,437	133.50
Total		2,874	267

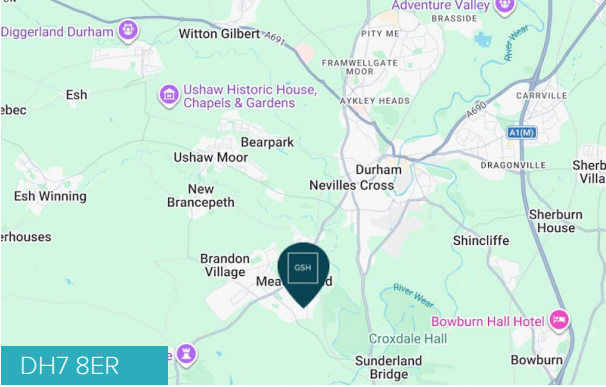
TERMS

The property is available To Let by way of a new effective full repairing and insuring lease for a term of years to be agreed, at an annual rent of £30,000 per annum exclusive.

Alternatively, our client will consider a sale on a new long leasehold basis at a price of £290,000. 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.



VIEWING & FURTHER INFORMATION



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