



Oakmere

Belmont Business Park, Durham, DH1 1TW

To Let Modern Ground Floor Office Suite

830 sq ft
(77.11 sq m)

- 100% Business Rate Relief
- 5 allocated car parking spaces
- Located off J62 of A1(M)
- Close to Durham city centre
- Cafes and amenities within walking distance
- Neighbours include Pittilla Bell Civil and Structural Engineers and Galley and Tindle (accountants)

Oakmere, Belmont Business Park, Durham, DH1 1TW

Summary

Available Size	830 sq ft
Rent	£12,000 per annum
Business Rates	See below
Legal Fees	Each party to bear their own costs. Each party to be responsible for their own legal and professional costs incurred in any transaction.
EPC Rating	C (54)

Description

Modern ground floor office building of brick construction.

Location

Located on a popular Business Park, close to the Durham city centre (with main east coast train line station) and the A690 and A1(M) junction 62. Good bus routes to the business park.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	830	77.11
Total	830	77.11

Lease Terms

New lease for a term of 5 years (or longer if required) on an effective full repairing and insuring basis via service charge provision. Permitted use offices.

Business Rates

Currently 100% business rates relief for qualifying occupiers (no business rates payable). *

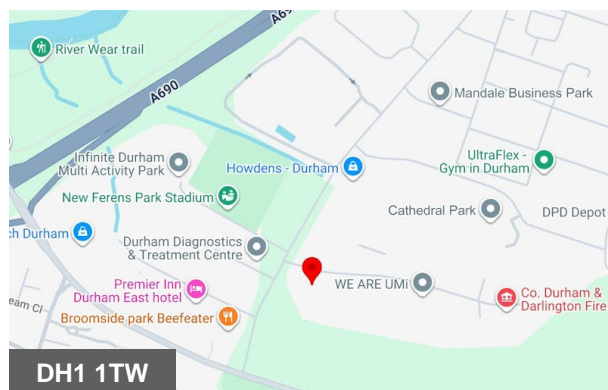
From the government website the rateable value with effect from 1st April 2026 is £9,800.

Interested parties/tenants should satisfy themselves as to the business rates payable and eligibility for relief, before agreeing lease terms.

*Current government policy.

VAT

VAT applicable to rent, service charge and insurance.



Viewing & Further Information



Tom Fuller

0113 245 1447

tomfuller@cartertowler.co.uk