



Severn House, Mandale Park, Durham, DH1 1TH

High Quality Office Accommodation

SUMMARY

Tenure	To Let
Size	1,200 sq ft / 111.48 sq m
Rent	£18,000 per annum
Service Charge	Upon Enquiry
Rates Payable	£6,112.75 per annum Or c. £300 per annum with SBRR
Rateable Value	£12,250
EPC Rating	A (24)
VAT	Applicable
Legal fees	Each party to bear their own costs

KEY POINTS

- Available by way of assignment - lease expiring Feb 2028
- Established business park location close to Junction 62 of the A1(M)
- High specification finish throughout
- Extensive on-site car parking
- Fully accessible accommodation with passenger lift
- Well-presented offices within a strong, established occupier mix

LOCATION

Mandale Business Park occupies a prime position at Junction 62 of the A1(M), accessed directly from the A690. Durham City Centre lies approximately two miles to the west, Sunderland eight miles to the east and Newcastle upon Tyne around 14 miles to the north.

The location offers excellent regional and national connectivity. Durham Railway Station provides regular East Coast Main Line services to London King's Cross, Edinburgh and other major cities.

Mandale Business Park, together with the wider Belmont estate, is a fully established and mature commercial destination. Surrounding occupiers include Cooper BMW / Mini, Pulman Škoda, Premier Inn, Howdens, Rexel, Home Group, Age UK and Durham & Darlington Fire and Rescue Service (Headquarters).

The wider estate has seen substantial investment in recent years, with the delivery of high-quality industrial and trade counter accommodation. The development is now complete and benefits from a strong mix of established regional and national occupiers.

DESCRIPTION

The property comprises a modern office unit of steel frame construction with masonry infill elevations beneath a profiled metal clad roof. Aluminium double-glazed windows provide excellent natural light throughout.

The accommodation is fitted to a high standard, incorporating suspended ceilings with LED lighting, perimeter trunking for power and data, kitchen facilities, passenger lift access and accessible design. The suite also benefits from a dedicated high-speed data connection and enhanced acoustic insulation, providing well-presented office accommodation within an established and accessible business park location.

ACCOMMODATION

Description	sq ft	sq m
Part 2nd Floor (East)	1,200	111.48

TERMS

The property is available by way of assignment of the existing lease.

The lease commenced on 8 February 2023 for a term of five years, expiring 7 February 2028. The passing rent is £18,000 pax, payable quarterly in advance. Further details are available on application.

SERVICE CHARGE

A Service Charge will be recoverable from occupiers for upkeep and maintenance of the internal and external common parts. Further details on application.

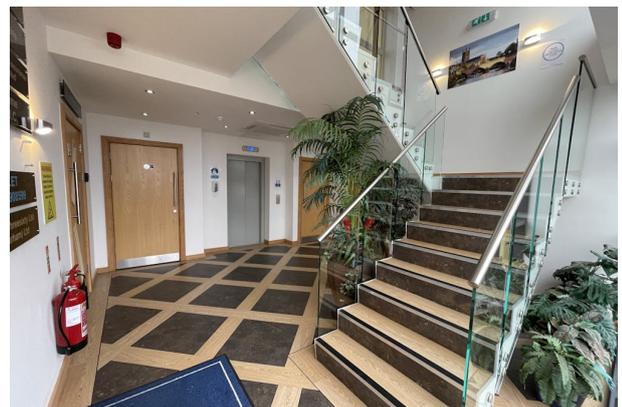
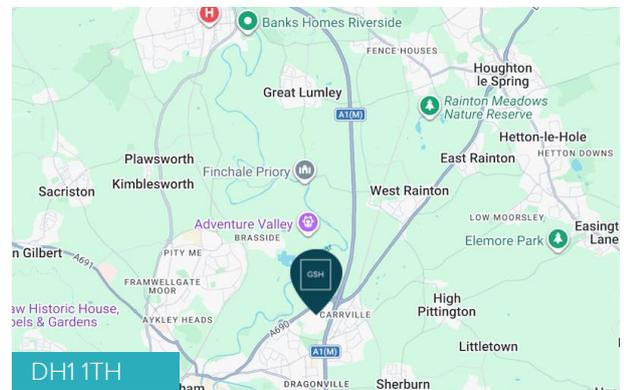
BUSINESS RATES

The property has a Rateable Value of £12,250 from 1st April 2026.

Based on the current small business multiplier, the estimated rates payable are approximately £6,113 per annum if no relief applies.

As the Rateable Value is below £15,000, eligible occupiers may benefit from Small Business Rates Relief (SBRR). At this level, relief is tapered, and the payable amount could reduce to approximately £300 per annum, subject to eligibility.

Interested parties should confirm their exact liability and entitlement to relief with Durham County Council prior to committing.



VIEWING & FURTHER INFORMATION

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