



Tees House, Mandale Park, Belmont Industrial Estate, Durham, DH1 1TH

High Quality Industrial / Warehouse Unit

SUMMARY

Tenure	To Let
Size	3,326 sq ft / 309 sq m
Rent	£26,608 per annum
Service Charge	To be confirmed
Rates Payable	£11,352.25 per annum
Rateable Value	£22,750
EPC Rating	B (30)
VAT	Applicable
Legal fees	Each party to bear their own costs

KEY POINTS

- Well positioned on Durham's most established industrial estate
- Strategically located close to Junction 62 of the A1(M)
- Eaves height approximately 7m
- Potential for Tenants to increase floor area via mezzanine installation
- Large electric roller shutter door & glazed aluminium personnel entrance
- Enclosed rear yard and on-site car parking

LOCATION

Belmont Industrial Estate is one of Durham's most established commercial locations, situated less than one mile from Junction 62 of the A1(M) via the A690.

The estate lies approximately 15 miles south of Newcastle upon Tyne and 9 miles southwest of Sunderland, providing excellent regional connectivity. A 'Park & Ride' facility is also located nearby on the A690.

The location offers convenient access to Newcastle International Airport, Durham Tees Valley Airport and Durham railway station, which provides regular services to London King's Cross.

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

DESCRIPTION

Tees House comprises a modern block of industrial units of steel portal frame construction with brick and block elevations beneath a composite clad roof and elevations.

Access to the units is provided via glazed aluminium personnel entrances to the front elevation, together with electric roller shutter loading doors to the rear.

The units are designed to offer flexible industrial / warehouse accommodation and may be suitable for a range of occupiers.

Each unit within the block benefits from:

- Solid concrete floor
- Amenity provision including WC and kitchen facilities
- LED lighting throughout
- Double glazed windows at first floor level
- Eaves height of approximately 7m
- 3-phase electricity supply
- Enclosed rear yard
- Dedicated car parking to the front

ACCOMMODATION

Name	sq ft	sq m	Rent
Unit - B	3,326	309	£26,608 /annum

TERMS

Available by way of a new effectively full repairing and insuring lease, for a term of years to be agreed at a rent of £8.00 per sq ft per annum exclusive.

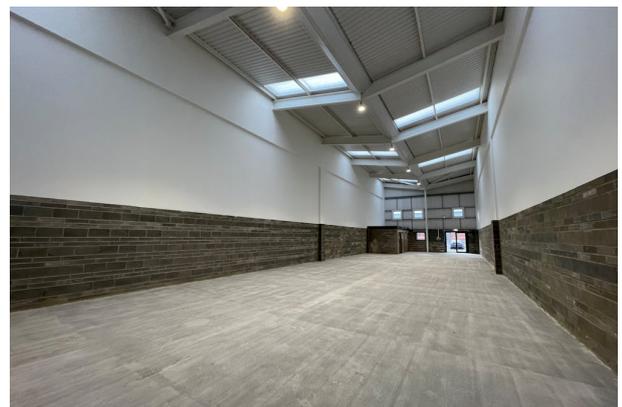
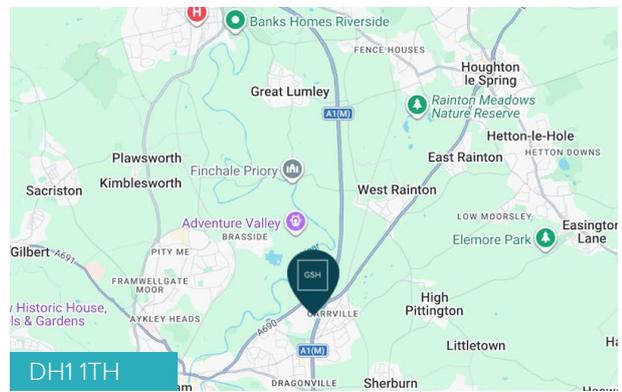
BUSINESS RATES

Unit B

Rateable Value (Effective 1st April 2026): £22,750

Estimated Rates Payable: £11,352.25

Interested parties should make their own enquiries with the Local Authority to confirm the accuracy of the above and any applicable reliefs.



VIEWING & FURTHER INFORMATION

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