



Units 7-8, City West Business Park, St. John's Road, Durham, DH7 8ER

Two-Storey Self Contained Office Building

SUMMARY

Tenure	To Let / For Sale
Size	3,078 sq ft / 285.96 sq m
Rent	£30,000 per annum
Price	£199,000
Rates Payable	£16,367 per annum
Rateable Value	£32,800
EPC Rating	B (39)
VAT	Applicable
Legal fees	Each party to bear their own costs

KEY POINTS

- Well located on an established business park just 2.5 miles from Durham City Centre
- Dedicated on-site parking with excellent access to the A167 and A1(M)
- Comprehensive internal and external landlord refurbishment available for lettings
- Perfect for SMEs or established regional and national operators seeking a strategic North East presence
- Potentially suitable for alternative uses (subject to the necessary consents)
- Excellent opportunity for local business owners to acquire their own premises

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.

DESCRIPTION

The property comprises a modern, self-contained, two-storey office building of brick construction with timber-framed double-glazed windows under a pitched slate roof.

The layout provides open-plan office accommodation on both floors, together with integrated kitchen and WC facilities. The Ground Floor is suitable for reception, open-plan use or a meeting room setup, while the First Floor offers additional office space with potential for private rooms or directors’ offices.

The property is available for sale in its current condition or fully refurbished prior to letting. The outline specification includes:

- New UPVC external cladding to elevations and main entrance
- Replacement UPVC windows and new entrance doors
- LED lighting throughout
- Wall-mounted electric heaters
- New flooring throughout
- Full internal redecoration
- Refurbished kitchen and WC facilities

ACCOMMODATION

Floor/Unit	sq ft	sq m
Ground	1,372	127.46
1st	1,706	158.49
Total	3,078	285.95

TERMS

The property is available To Let following refurbishment, by way of a new EFRI lease for a term of years to be agreed, at an annual rent of £30,000 pax.

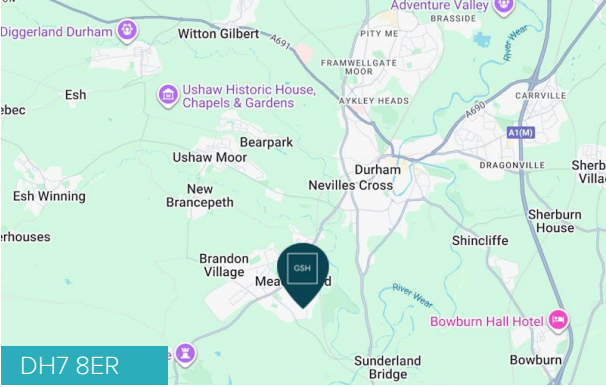
Alternatively, our client will consider a sale of the property on a new Long Leasehold basis at a price of £199,000. The property is being sold ‘as seen’ and has been priced to reflect its current condition and the likely scope of works required. Further details are available on request.

BUSINESS RATES

The property is currently assessed under two separate entries in the Rating List, which together total a Rateable Value of £32,800, making approximately £16,367 payable. Interested parties should confirm the precise details directly with the Local Authority.

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

GSH

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