



Whitfield House, St. Johns Road, Durham, DH7 8XL

Attractive All-Inclusive Offices

SUMMARY

Tenure	To Let
Size	167 to 334 sq ft / 15.51 to 31.03 sq m
Rent	£6,000 - £12,000 per annum
Business Rates	Upon Enquiry
EPC Rating	D (93)
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
- Perfect for small businesses or established regional and national operators seeking a strategic North East presence
- Minimum term of only 12 months
- Small business rate relief available (subject to eligibility)
- Free access to a private on-site meeting room
- Substantial on-site car parking

LOCATION

Meadowfield is a popular commercial and residential suburb of Durham City. The nearby A690 provides access to the city as well as west towards Crook and the Wear Valley and the city of Durham to the east. The A1(M) (6 miles) provides access North to Newcastle upon Tyne (24 miles) and south to Darlington (26 miles).

The A167 is accessed at Nevilles Cross (1.5 miles) to the east. The A167, old A1 road provides access north towards Framwellgate Moor and Chester-le-Street (10 miles) and south towards Chilton and Newton Aycliffe (12 miles). The mainline intercity railway services provided in Durham City allow for easy access throughout the country.

DESCRIPTION

Whitfield House is a 2 storey detached office / industrial "hybrid" unit of brick / concrete rendered elevations over a steel frame / blockwork construction with a curved profile roof, double glazed aluminum framed windows and impressive double height glazed atrium.

To the front of the property is a tarmacadam area marked out as approximately 20 car parking spaces. To the rear of the building is a palisade fenced tarmacadam yard which provides access to the industrial unit and provides additional parking and storage space.

To the ground floor of the office building includes a reception area, meeting room, kitchen, server room, male, female and accessible WC.

The suites have solid floors, painted plastered walls, carpet tile floors, perimeter trunking, suspended ceiling with category II lighting, heating via wall mounted wet radiators with access to a passenger lift.

ACCOMMODATION

Description	sq ft	sq m	Rent
2-3 Person Office	167	15.51	£500 /month
2-3 Person Office	167	15.51	£500 /month
Total	334	31.02	

TERMS

All offices are available on flexible terms (minimum 12-month commitment), making them perfect for small and start-up businesses.

BUSINESS RATES

Each suite has a rateable value of £2,275, and under current government legislation, Small Business Rate Relief (SBRR) could result in no rates being payable (subject to eligibility). It is recommended that any interested party confirm the accuracy of this information and the rates payable with the local authority.

For those ineligible for SBRR, the rates payable would be £1,135 per annum.



VIEWING & FURTHER INFORMATION

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