



Ribble House, Mandale Business Park, Durham, DH1 1TH

Modern Detached Office Building

SUMMARY

Tenure	To Let
Size	5,000 sq ft / 464.52 sq m
Rent	£60,000 per annum
Rates Payable	£26,400 per annum
Rateable Value	£55,000
EPC Rating	C (59)
VAT	Applicable
Legal fees	Each party to bear their own costs

KEY POINTS

- Strategically located close to Junction 62 of the A1(M)
- Rare self-contained headquarters opportunity
- Flexible mix of open-plan, meeting and private office space
- Bright, well-presented accommodation with excellent natural light
- Passenger lift and accessible facilities throughout
- Extensive parking within an established landscaped business park

LOCATION

Belmont Business Park is extremely well located on the outskirts of Durham City on Broomside Lane, close to Junction 62 of the A1(M) via the A690. Newcastle upon Tyne is approximately 15 miles to the north, with Sunderland approximately 9 miles to the north-east. A Park and Ride facility is situated nearby on the A690.

Belmont is also well positioned for Newcastle International Airport and Teesside International Airport, while Durham Railway Station provides regular East Coast Main Line services, including direct connections to Newcastle, York and London King’s Cross.

The property forms part of an established commercial location with nearby occupiers including BMW and MINI, Pulman Škoda, Premier Inn, Greggs, Age UK, Howdens, Rexel, Home Group, BHP Law and Durham and Darlington Fire and Rescue Service.

WHAT3WORDS

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DESCRIPTION

Ribble House comprises a modern, detached two-storey office building providing approximately 2,500 sq ft on each floor.

The accommodation is arranged around a central entrance, staircase and passenger lift. The current configuration provides extensive open-plan office space together with cellular offices and meeting rooms, kitchens and WC facilities.

The specification includes:

- Perimeter and floor-box power and data provision
- LED lighting
- Suspended ceilings
- Double-glazed windows
- Carpeted floors
- Male, female and accessible WCs
- Reception and entrance lobby
- Passenger lift
- Kitchen facilities
- Extensive on-site car parking

ACCOMMODATION

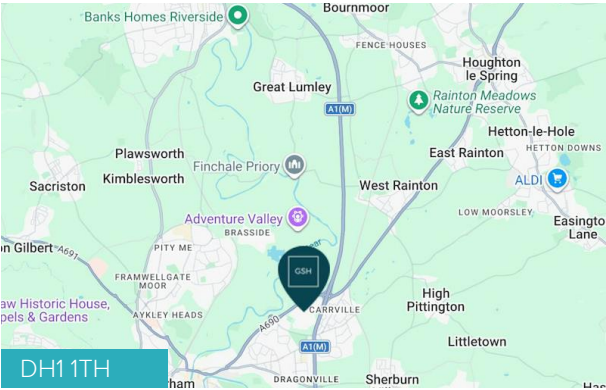
Floor/Unit	sq ft	sq m
Ground	2,500	232.26
1st	2,500	232.26
Total	5,000	464.52

TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a rent of £60,000 per annum exclusive.

ESTATE CHARGE

An estate charge of approximately £2.40 per sq ft is payable based upon the current budget for the upkeep and management of the external common areas.



VIEWING & FURTHER INFORMATION



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