



Unit 19-20, City West Business Park, St. John's Road, Durham, DH7 8ER

Substantial Two-Storey Self-Contained Office Premises

SUMMARY

Tenure	To Let / For Sale
Size	2,894 sq ft / 268.86 sq m
Rent	£30,000 per annum
Price	£290,000
Rates Payable	£9,072 per annum
Rateable Value	£21,000
EPC Rating	B (38)
VAT	Applicable
Legal fees	Each party to bear their own costs

KEY POINTS

- Well located on an established business park approximately 2.5 miles from Durham City Centre
- Excellent access to the A167 and A1(M)
- Formed of two adjoining, semi-detached office buildings, providing a larger, internally connected floorplate
- Comprehensive external refurbishment completed, including new UPVC windows and doors and upgraded cladding
- Ideal for growing SMEs or established regional and national occupiers
- Potentially suitable for alternative uses (subject to the necessary consents)

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 substantial, self-contained office premises formed of two adjoining, semi-detached two-storey office buildings of brick construction beneath pitched slate roofs.

The buildings are internally connected and arranged to provide a larger, flexible floorplate. Upon entering at ground floor level, the accommodation provides entrance lobbies, WC facilities and ancillary storage. Open staircases lead to the first floors, which offer predominantly open-plan office accommodation, currently incorporating meeting rooms, with scope for further subdivision to create additional meeting rooms or private offices, subject to occupier requirements.

The landlord has undertaken a programme of external refurbishment works, including the installation of new UPVC windows and doors together with upgraded external cladding, enhancing the overall appearance and presence of the buildings within the estate.

ACCOMMODATION

Floor/Unit	sq ft	sq m
Ground	1,376	127.83
1st	1,518	141.03
Total	2,894	268.86

TERMS

The property is available To Let as a whole by way of a new effective full repairing and insuring lease for a term of years to be agreed, at an annual rent of £30,000 per annum exclusive.

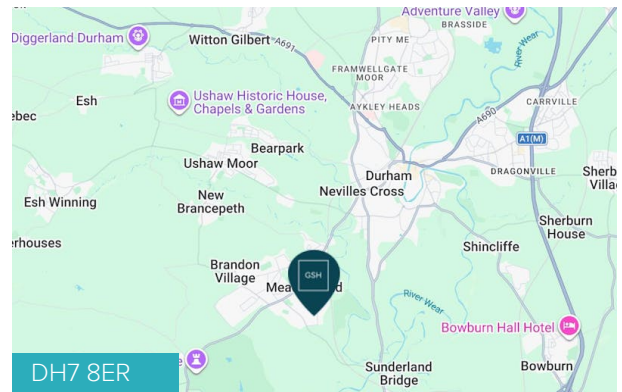
Alternatively, our client will consider a sale on a new long leasehold basis at a price of £290,000. Further details are available on request.

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.

BUSINESS RATES

We understand that the units have a combined Rateable Value of £21,000 effective from 1 April 2026, resulting in rates payable of approximately £9,072 per annum. Interested parties are however, advised to confirm the accuracy of this information and the rates payable with the Local Authority.



VIEWING & FURTHER INFORMATION

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