



# High Specification Office To Let

SUITE 3, LUMLEY HOUSE, WHITFIELD COURT, MEADOWFIELD, DURHAM, DH7 8XL

- Modern Two Storey Purpose-Built Office on Established Durham Business Park
- Attractive First Floor Office Space Available with Open Plan General Office & Private Meeting Rooms / Managers Offices
- Approximately 116.13 sq m (1,250 sq ft)
- Easy Access to A690 & A167
- Substantial On-Site Car Parking
- DDA Compliant with an 8 Person Passenger Lift
- New EFRI Lease Available
- Rent £15,000 pax



## LOCATION

Lumley House is located within Whitfield Court on the popular Meadowfield Industrial Estate, positioned approximately three miles south west of Durham and midway between the conurbations of Tyneside and Teesside. Newcastle is 20 miles to the north and Middlesbrough is 25 miles south-east.

The A167 and A1(M) are in proximity with access via Junction 61 on the A1(M) providing access to the rest of the region. The area benefits from good public transport links with the Arriva bus number X46 and Arriva bus number 49A serving the entrance to St Johns Road.

East Coast main line railway services at Durham provide access to Newcastle, Leeds and Edinburgh. There are international airports at Durham Tees Valley and Newcastle.

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## DESCRIPTION

Whitfield Court provides six modern purpose built, self-contained office buildings with designated car parking set within a landscaped business park environment.

Lumley House benefits from the following specification:

- Two storey detached office building
- Open plan floor plates
- Male and female WC facilities
- Onsite kitchen facilities
- Air conditioned throughout
- Gas central heating
- Suspended ceiling throughout
- LED lighting
- 8-person passenger lift
- Substantial on-site car parking

## ACCOMMODATION

First Floor  
Suite 3 - 116.13 sq m (1,250 sq ft)

## TERMS

The property is available by way of a new EFRI lease for a term of years to be agreed at a rent £15,000 per annum exclusive.

## SERVICE CHARGE

A Service Charge will be recoverable from the occupier for upkeep and maintenance of the internal and external common areas. Further details on application.

## BUSINESS RATES

We understand that the premises have a rateable value of £13,000 effective from 1<sup>st</sup> April 2023. Under current government legislation, Small Business Rate Relief could result in a reduction in the rates payable (subject to eligibility). Any interested party should confirm the accuracy of this information and the rates payable with the Local Authority.

## ENERGY PERFORMANCE

The property has an energy performance rating of B(48).

## LEGAL COSTS

Each party to be responsible for their own costs incurred in this transaction.

## VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made on this basis and where silent, offers will be deemed net of VAT.

## ANTI-MONEY LAUNDERING REGULATIONS

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the purchaser / tenant.

## VIEWING

For general enquiries and viewing arrangements please contact Graham S Hall Chartered Surveyors on 0191 731 8660.

## LOCATION MAP



## AGENTS NOTE

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out but please bear in mind that variations may affect the level of rent proposed. A copy of the Code of Leasing Business Premises: England and Wales can be obtained at [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk) or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.

## IMPORTANT NOTICE

Graham S Hall Chartered Surveyors for themselves and for the vendors and lessors of the property give notice that:

- 1) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Graham S Hall Chartered Surveyors or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) No person, either principal or employee, at Graham S Hall Chartered Surveyors has any authority to make or give any representation or warranty in relation to this property.
- 4) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for purpose or in working order.

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