



Refurbished Town Centre Offices To Let

17 CLYDE TERRACE, SPENNYMOOR, CO. DURHAM, DL16 7SE

- Recently Refurbished Office Building
- Office Space Available from Approximately 81.24 sq m (874 sq ft) to 207.82 sq m (2,237 sq ft)
- Prominent Town Centre Location
- Private Car Parking to Rear & On Street / Public Car Parking to the Front
- Kitchen and WC Facilities
- Would Suit a Variety of Alternative Uses (Subject to Planning)
- New EFRI Lease(s) Available
- Rent from only £7,000 pax

SITUATION

The property occupies a prominent main road position on Clyde Terrace at the heart of Spennymoor town centre, close to the high street retail area of Cheapside and the recent retail development on Cambride Street which is home to operators including ALDI, Lidl, Farmfoods, Franks and Lifestyle Fitness.

DESCRIPTION

The property is an attractive two storey office building which has recently undergone significant refurbishment. Internally the property comprises; painted plastered walls, a mixture of fluorescent strip and spot lighting, carpeted / laminate floors, kitchen, breakout and WC facilities.

Externally the property benefits from a secure yard which offers car parking for up to four vehicles.

We understand that the property has the benefit of mains water, electricity, gas and drainage.

ACCOMMODATION

Ground Floor – 81.24 sq m (874 sq ft)
First Floor – 126.58 sq m (1,363 sq ft)

Total – 207.82 sq m (2,237 sq ft)

TERMS

The offices are available by way of a new effective full repairing and insuring leases for a term of years to be agreed at the following rents:

Ground Floor - £7,000 pax
First Floor - £11,000 pax

Whole – £18,000 pax

RATING ASSESSMENT

Currently part of a larger assessment, to be reassessed as a whole. We recommend that any interested party confirm the rates payable with the Local Authority.

ENERGY PERFORMANCE

The property has an energy performance rating of 87 within Band D.

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 to Graham S Hall upon 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 sole agents 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 or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.

IMPORTANT NOTICE

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