



TO LET

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## Modern Office Accommodation

35.95 - 118.45 sq m (387 - 1,275 sq ft)

**Rent £5,300 - £14,800 pax**

KINGFISHER HOUSE  
ST. JOHNS ROAD  
MEADOWFIELD  
DURHAM  
DH7 8TZ

- Prominently Located on Established Business Park
- Open Plan & Compartmental Layout Available
- Air Conditioning (Heating & Cooling) with Individual Controls
- Free Access to Meeting / Training Room
- Allocated Car Parking
- No Business Rates Payable\*
- No VAT Payable on Rent\*\*

## LOCATION

Kingfisher House occupies a prominent elevated position on St. Johns Road, which is the main thoroughfare on the well-established and popular Meadowfield Industrial Estate.

The property is located approximately 2.5 miles southwest of Durham City and midway between the conurbations of Tyneside and Teesside. Newcastle is approximately 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 of 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. The mainline intercity railway services provided in Durham City allow for easy access throughout the country.

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## DESCRIPTION

The property comprises a two storey detached modern purpose-built office which provides a range of well fitted office suites, meeting space for use by Tenants only and secure car parking.



## ACCOMMODATION

	sq m	sq ft
Suite 3	35.95	387
Suite 5	82.5	888
<b>TOTAL</b>	<b>118.45</b>	<b>1,275</b>

## TERMS

Space is available by way of new EFRI leases for a term of years to be agreed at the following rents:

Suite 3 - £5,300 pax (£442 pcm)

Suite 5 - £9,500 pax (£792 pcm)

## BUSINESS RATES

Suite 3

Rateable Value (Effective 1st April 2023) - £3,400

Estimated Rates Payable - £0

Suite 5

Rateable Value (Effective 1st April 2023) - £9,400

Estimated Rates Payable - £0

N.B. numbering of office suites at the VOA varies to the numbering on site.

\*Our estimates are calculated by applying the appropriate Business Rate Multiplier to the RV and adjusting for Small Business Rate Relief. Not all properties or 'small businesses' qualify for relief. Interested parties should confirm the accuracy of this information and the actual rates payable with the Local Authority.



## ENERGY PERFORMANCE

EPC rating C 57.

## VAT

\*\*We are advised by our client that VAT is not currently payable on the rent.

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.

## LEGAL COSTS

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

## 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 & FURTHER INFORMATION

For general enquiries and viewing arrangements please contact:

Daryl Carr

t: 0191 731 8660

e: [daryl@grahamshall.com](mailto:daryl@grahamshall.com)

## 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.

