



# First Floor Office Suite To Let

FORSTER HOUSE, FINCHALE ROAD, DURHAM, DH1 5HL

- Approximately 76.00 sq m (818 sq ft)
- Prominent Roadside Position
- Excellent Location Close to Arnison Retail Park and the New; North Durham Retail Park
- Easy Access to A167/A1(M)
- 4no. Allocated Car Parking Spaces plus Generous Overflow
- Nearby Operators Include: Starbucks, Aldi, Vets 4 Pets & Busy Bees Nursery
- No Business Rates Payable (Subject to Eligibility)
- New EFRI Lease Available
- Rent £9,000 pax

Suite 3, Forster House, Forster Business Centre, Finchale Road, Durham DH1 5HL  
t: 0191 731 8660 | e: [info@grahamshall.com](mailto:info@grahamshall.com) | w: [www.grahamshall.com](http://www.grahamshall.com)



## LOCATION

Durham City has a catchment approaching 100,000, being situated only one mile from the A1(M) motorway with direct Inter City links to London and Edinburgh. The Castle and Cathedral have been designated a World Heritage site.

The subject property is located on Finchale Road in Framwellgate Moor which is within 2 miles to the north of Durham City centre, 4 miles south of Chester le Street and only half a mile to the south of the Arnison Retail Park and Abbeywoods Business Park where the northern relief road allows easy access to the A167.

**what3words - ///flippers.drones.charging**

## DESCRIPTION

The property comprises ground and first floor office suites within Forster House, one of the three two storey blocks, forming part of the Forster Business Centre. The property is of brick wall construction with UPVC double glazing and provides substantial onsite car parking to the front and rear.

Internally the property benefits from gas central heating, kitchen/tea making areas, Cat II lighting and dado trunking suitable for telecommunications and data cabling. Toilet facilities are available on the ground and first floor.

## ACCOMMODATION

Approximate net internal areas:

Suite 3 - 76.00 sq m (818 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 of £9,000 pax.

## RATING ASSESSMENT

We understand that the premises have a rateable value of £5,800 effective from 1<sup>st</sup> April 2017. Under current government legislation, Small Business Rate Relief could result in no rates being payable (subject to eligibility). It is recommended that any interested party confirm the accuracy of this information and the rates payable with the Local Authority.

## ENERGY PERFORMANCE

EPC rating C 63.

## 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.

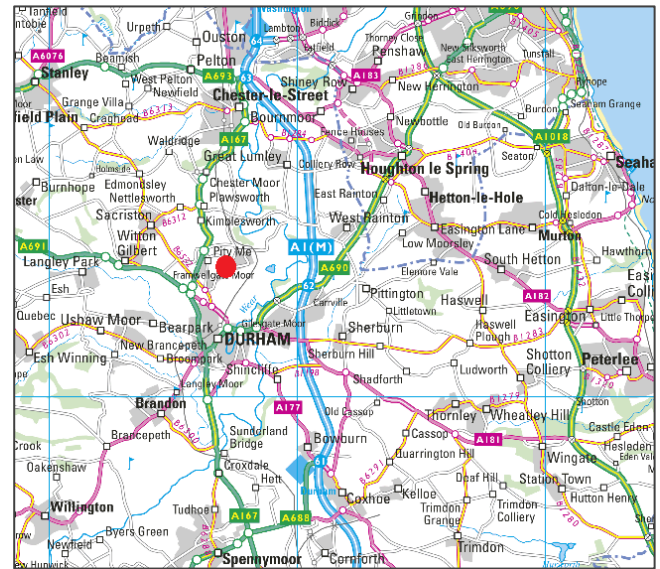
## ANTI-MONEY LAUNDERING REGULATIONS

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 call 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](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.

Suite 3, Forster House, Forster Business Centre, Finchale Road, Durham DH1 5HL

t: 0191 731 8660 | e: [info@grahamshall.com](mailto:info@grahamshall.com) | w: [www.grahamshall.com](http://www.grahamshall.com)