



Ground Floor Office Suite To Let

UNIT 5, ELLIOTT COURT, ST. JOHNS ROAD, DURHAM, DH7 8PN

- Modern Office Space of Approximately 113 sq m (1,216 sq ft)
- Well Located at the Entrance of an Established Business Park / Industrial Estate
- Only 3 Miles South West of Durham City
- On-Site Car Parking
- Small Business Rate Relief Available (Subject to Eligibility)
- New EFRI Lease Available
- Rent £15,000 pax



LOCATION

Meadowfield is a popular commercial and residential suburb of Durham City. The nearby A690 provides access to the city as well as west towards Crook and the Wear Valley and the city of Durham to the east. The A1(M) (6 miles) provides access North to Newcastle upon Tyne (24 miles) and south to Darlington (26 miles).

The A167 is accessed at Nevilles Cross (1.5 miles) to the east. The A167, old A1 road provides access north towards Framwellgate Moor and Chester-le-Street (10 miles) and south towards Chilton and Newton Aycliffe (12 miles). The mainline intercity railway services provided in Durham City allow for easy access throughout the country.

what3words - ///forces.ants.loose

DESCRIPTION

The site comprises a modern purpose-built office complex arranged as a terrace of five two storey units together with car parking facilities.

Internally, the units are fitted to a high specification to include; suspended ceilings, Cat II lighting and gas central heating. The premises also benefit from kitchen and wc facilities to the ground floor.

ACCOMMODATION

Approximate net internal areas:

Unit 5 - 113 sq m (1,216 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 £15,000 pax.

RATING ASSESSMENT

We understand that the premises have a rateable value of £12,750 effective from 1st April 2023. Under current government legislation, Small Business Rate Relief could result in a reduction in the rates 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 B 48.

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.

LEGAL COSTS

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

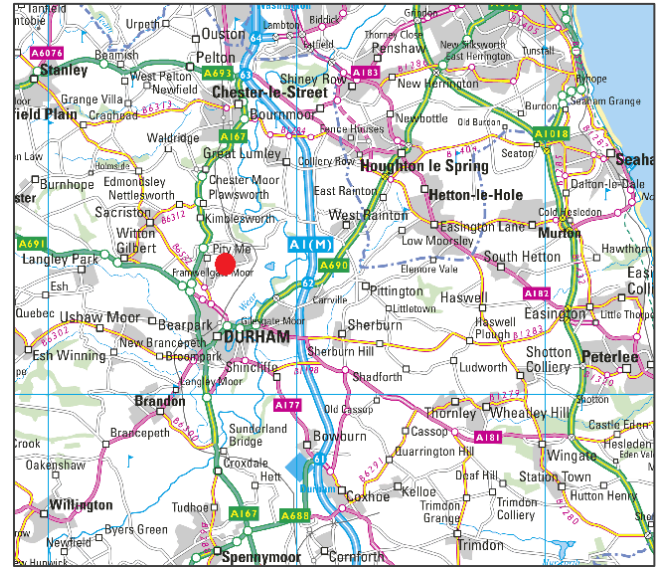
ANTI-MONEY LAUNDERING REGULATIONS

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

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 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.
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