



TO LET

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Two Storey Self-Contained Office

115.85 sq m (1,247 sq ft)

Rent £15,000 pax

UNIT 3
ELLIOTT COURT
ST. JOHNS ROAD
MEADOWFIELD
DURHAM
DH7 8PN

- Modern Office Space
- Well Located at Entrance of Established Business Park
- 3 Miles Southwest of Durham City
- On-Site Car Parking
- Small Business Rate Relief Available (Subject to Eligibility)
- New EFRI Lease Available

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.

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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

	sq m	sq ft
Ground Floor	51.19	551
First Floor	64.66	696
TOTAL	115.85	1,247

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.

BUSINESS RATES

Rateable Value : £13,250

Estimated Rates Payable : £2,754.90

We understand that the premises have a Rateable Value (RV) of £13,250 effective from 01st April 2023 and we have estimated the rates payable for the 2023-2024 year.

Our estimates are calculated by applying the appropriate Business Rate Multiplier to the RV and (if applicable) making an adjustment for Small Business Rate Relief. Not all properties or 'small businesses' qualify for relief.

It is important that interested parties confirm the accuracy of this information and the rates payable with the Local Authority.

ENERGY PERFORMANCE

EPC rating C 54.

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 & FURTHER INFORMATION

For general enquiries and viewing arrangements please contact:

Daryl Carr

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