



TO LET



Inclusive Office Suites

15.51 - 37.62 sq m (167 - 405 sq ft)

Rent £5,000 - £7,000 pax

WHITFIELD HOUSE
ST. JOHNS ROAD
MEADOWFIELD
DURHAM
DH7 8XL

- Individual Suites from 167 sq ft to 238 sq ft
- Fitted to a High Specification
- Substantial On-Site Car Parking
- Communal Kitchen, WC & Shower Facilities
- Free Access to a Private Meeting Room
- Small Business Rate Relief Available (Subject to Eligibility)

LOCATION

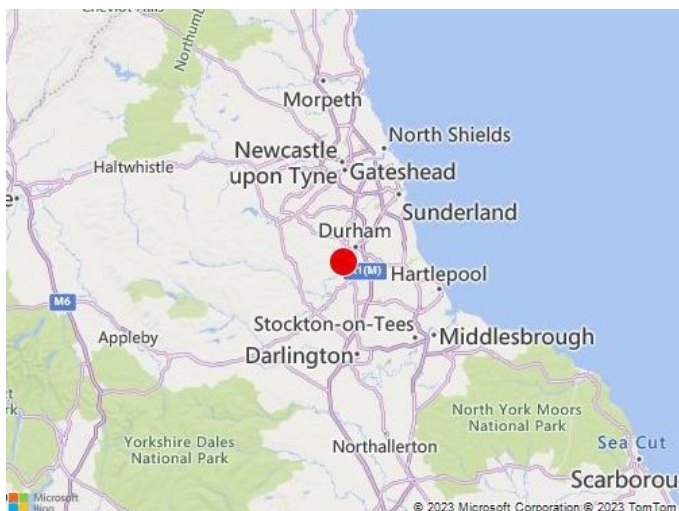
Meadowfield is a popular commercial and residential suburb of Durham City. The nearby A690 provides access to the city as well as west towards Crook and the Wear Valley and the city of Durham to the east. The A1(M) (6 miles) provides access North to Newcastle upon Tyne (24 miles) and south to Darlington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

DESCRIPTION

Whitfield House is a 2 storey detached office / industrial "hybrid" unit of brick / concrete rendered elevations over a steel frame / blockwork construction with a curved profile roof, double glazed aluminum framed windows and impressive double height glazed atrium.

To the front of the property is a tarmac area marked out as approximately 20 car parking spaces. To the rear of the building is a palisade fenced tarmac yard which provides access to the industrial unit and provides additional parking and storage space.



To the ground floor of the office building includes a reception area, meeting room, kitchen, server room, male, female, disabled WC and cleaners' cupboard.

The suites have solid floors, painted plastered walls, carpet tile floors, perimeter trunking, suspended ceiling with category II lighting, heating via wall mounted wet radiators with access to a passenger lift.

ACCOMMODATION

	sq m	sq ft
2-3 Person Office	15.51	167
4-5 Person Office	22.11	238
TOTAL	37.62	405

TERMS

All offices are available on flexible terms (minimum 12 month commitment) making them perfect for small and start up businesses.

The Asking Rents below are inclusive of Utilities, Rent, Service Charge and Building Insurance.

2-3 Person Office - £5,000 pax

4-5 Person Office - £7,000 pax



BUSINESS RATES

Under current government legislation, Small Business Rate Relief may result in no rates being payable (subject to eligibility). It is important that interested parties confirm the accuracy of this information and the actual rates payable with the Local Authority.

ENERGY PERFORMANCE

EPC rating D 93.

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

t: 0191 731 8660

e: 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 or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.

