



TO LET

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## All Inclusive Office Suite

69.02 sq m (743 sq ft)

Rent **£16,500 pax**

DERE STREET HOUSE  
BOWBURN NORTH IND. ESTATE  
BOWBURN  
DURHAM  
DH6 5PF

- Strategically Located only 1 Mile from Junction 61 of the A1(M)
- Established Business Park / Industrial Estate
- Rent Includes Utilities, Internet, Service Charge & Building Insurance
- Designated Car Parking & EV Charging
- Bookable Meeting Rooms with Free Hours Available for Tenants
- Air Conditioned

## LOCATION

The subject property forms part of the Bowburn North Industrial Estate which lies approximately 4 miles to the south east of Durham City Centre and approximately 1 mile to the north west of Junction 61 of the A1(M).

Access to the estate from the A1(M) is by the A177 which also provides direct access to Durham City Centre.

The immediate surrounding area is characterised by industrial and office use, although residential uses are situated to the north and east. Nearby occupiers include ESH Group, Altec Engineering, Brake Bros, Humankind Charity and Katem Logistics.

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## DESCRIPTION

The subject property is a single-storey office building of steel frame construction with facing brickwork external envelope and uPVC fenestration, surmounted by a pitched profile clad roof. The site benefits from a large tarmac area with marked out parking spaces and EV chargers, all secured by v mesh fencing to the perimeter.

Internally, the suite itself offers open plan office accommodation with solid concrete floors, painted plastered walls, carpet tile floors, perimeter and pole trunking, suspended ceiling with recessed Cat II lighting, air conditioning and heating via wall mounted wet radiators. The common areas provide kitchen and WC facilities as well as 2no. bookable meeting rooms.

## ACCOMMODATION

	sq m	sq ft
Ground Floor Office	69.02	743
<b>TOTAL</b>	<b>69.02</b>	<b>743</b>

## TERMS

The property is available by way of a sub-lease for a term of years to be agreed, at rent of £16,500 pax including all utilities, internet, building insurance and service charge (i.e. repair, maintenance and cleaning of common areas, CCTV / security, refuse, landscaping etc).



## BUSINESS RATES

Estimated Rateable Value : £8,283

Estimated Rates Payable : £0

As the floor is now being split, the Business Rates will need to be re-assessed for each suite.

To assist prospective occupiers, we have estimated the RV of the available suite by applying the same rate (£) per sq m to our revised floor areas. We have then applied the appropriate Business Rate Multiplier to the RV and adjusted for Small Business Rate Relief.

Please note that not all 'small businesses' qualify for relief. It is important that interested parties confirm the accuracy of this information and the actual rates payable with the Local Authority.

## ENERGY PERFORMANCE

Awaiting EPC.

## 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: 01917318660

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.

