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## Mersey House, Mandale Business Park, Belmont, Durham, DH1 1TH

Refurbished Offices within Modern Purpose-Built Premises

### SUMMARY

Tenure	To Let
Available Size	1,388 to 3,888 sq ft / 128.95 to 361.21 sq m
Rent	£12 per sq ft
Service Charge	£8 per sq ft based on current budget
BER Rating	C (59)
VAT	Applicable
Legal fees	Each party to bear their own costs

### KEY POINTS

- Open-Plan 1st Floor Suite; GF Suite Features Open-Plan General Office & 4no. Meeting Rooms / Private Offices
- DDA Compliant with Passenger Lift
- Extensive On-Site Car Parking
- Located on Durham's Most Established Business Park
- Strategically Located close to Junction 62 of the A1(M)

## LOCATION

Belmont Business Park is extremely well located on the outskirts of Durham City on Broomside Lane which is close to Junction 62 of the A1(M) via the A690. Newcastle upon Tyne is 15 miles to the north and Sunderland 9 miles to the north east. There is a 'Park & Ride' car park nearby on the A690.

Belmont is also very well situated for the region's main airports in Newcastle and Durham Tees Valley as well as the east coast's rail line station at Durham offering regular rail services to London Kings Cross.

Belmont is a well-established business park with a line-up of occupiers including; Cooper BMW/ Mini, Pulman Skoda, Premier Inn, Age UK, Howdens, Rexel, Home Group, BHP Law and Durham & Darlington Fire Service (HQ).

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## DESCRIPTION

The property provides modern office accommodation with a specification following refurbishment as follows: - Perimeter trunking - LED lighting - Suspended ceiling - Double glazed windows - Male, female and DDA WCs - Reception/entrance lobby - Passenger lift - Kitchenette - Fully carpeted - DDA compliant - Ample on-site parking

## ACCOMMODATION

Floor/Unit	Size	Rent	Rates Payable	Service charge
Ground	2,500 sq ft	£12 /sq ft	£5.19 /sq ft	£8 /sq ft
1st	1,388 sq ft	£12 /sq ft	£5.39 /sq ft	£8 /sq ft

## TERMS

The property is available by way of new EFRI leases for a term of years to be agreed between the parties at a rent of £12 psf.

A service charge is applicable for the upkeep of the building and the internal and external common areas. Further information available upon request.

## BUSINESS RATES

Ground Floor

Rateable Value : £26,000 (Effective 1st April 2023)

Estimated Rates Payable : £12,974

First Floor (LHS)

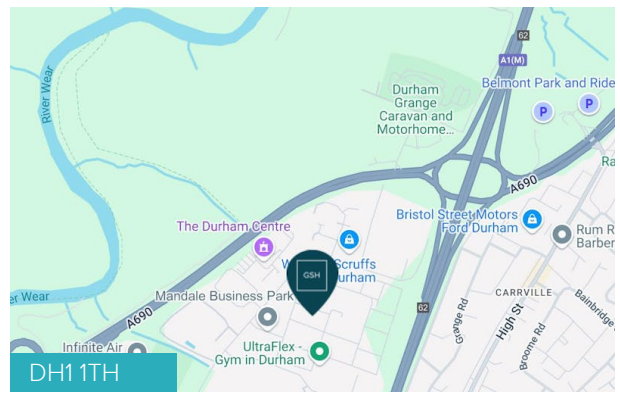
Rateable Value : £15,000 (Effective 1st April 2023)

Estimated Rates Payable : £7,485

Our estimates are calculated by applying the appropriate Business Rate Multiplier to the RV. It is important that interested parties confirm the accuracy of this information and the actual rates payable with the Local Authority.

## VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to us on this basis and where silent, offers will be deemed net of VAT.



## VIEWING & FURTHER INFORMATION

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