



FOR SALE

Modern Business Units

7&8 City West Business Park, St John's Road, Meadowfield, County Durham DH7 8ER

- 2-storey Office Building
- Self-contained
- Established Commercial area
- Close to Durham City Centre
- Good Road Links
- **For Sale £190,000**
- Onsite Car Parking

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Connect Property North East

4 Halegrove Court

Cygnets Drive

Preston Farm Business Park

Stockton on Tees

TS18 3DB

Tel: 01642 602001

www.cpne.co.uk

LOCATION / DESCRIPTION

The premises are located off St. John's Road on Meadowfield Industrial Estate, Durham. Meadowfield Industrial Estate is accessed via the A690, which in turn links directly to Durham City approximately 3 miles distant. The A1(M) is approximately 6 miles to the east, Newcastle upon Tyne approximately 22 miles to the north east and Darlington approximately 17 miles to the south.

Durham is located on the main east coast rail line and benefits from direct rail links to Edinburgh, York, Newcastle and London Kings Cross.

The premises provide modern 2-storey accommodation incorporating decorated walls, suspended ceilings, Cat II lighting, male, female and disabled WCs and dedicated self-contained reception area.

ACCOMMODATION

Net internal areas as follows:

Unit 7	134 m ²	(1,437 sqft)
Unit 8	134 m ²	(1,437 sqft)
Total	268 m²	(2,874 sqft)

TERMS

The office is available For Sale at an asking price of £190,000 plus vat per unit for the long-leasehold interest.

SERVICE CHARGE

Occupiers shall pay a fair proportion of the service charge for maintenance of the Landlord's Estate. For further information please contact the agent.

RATING ASSESSMENT

We are advised that the property has been entered into the 2023 Rating List as:

Ground Floor Unit 7	£7,300
Ground Floor 8 & First Floor Unit 7-8	£25,500

Interested parties are to satisfy themselves as to the level of business rates and their eligibility and the availability of rate relief.

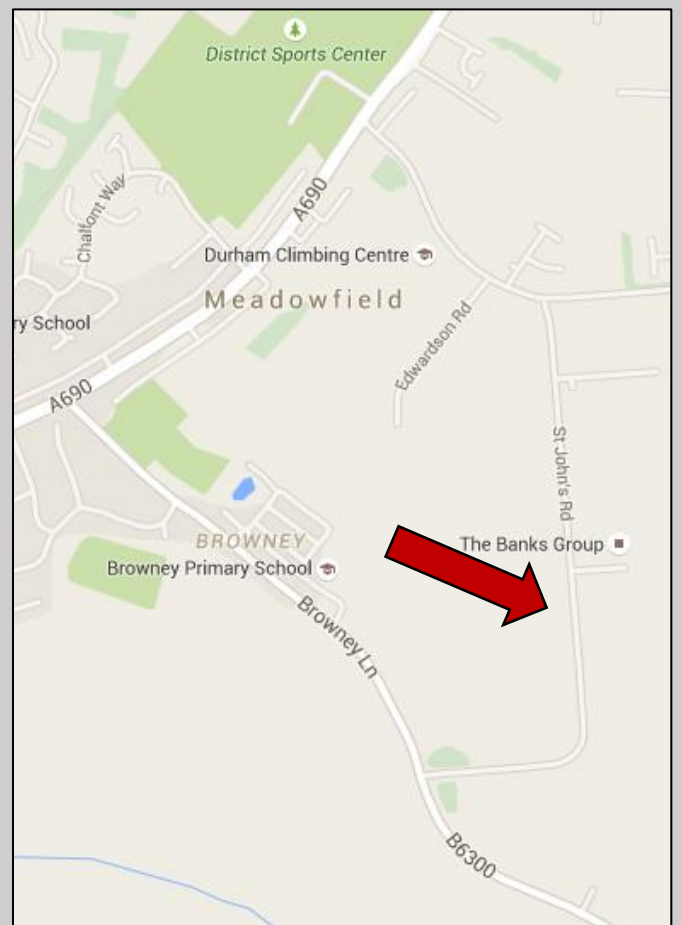
ENERGY PERFORMANCE CERTIFICATE

Rated within Band D (80). Copy of EPC available on request.

VIEWING

Tim Carter ddl: 01642 704930

Email: tim@cpne.co.uk



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