



FOR SALE or TO LET

Modern Office

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

- 2-storey Office Buildings
- Available in Whole or Part
- Self-contained
- Established Commercial area
- Close to Durham City Centre
- Good Road Links
- Onsite Car Parking

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Connect Property North East

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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 ground and first floor office accommodation finished to a good specification incorporating floor coverings, decorated walls, suspended ceilings, lighting, male, female and disabled WCs and shared entrance lobby / reception area.

ACCOMMODATION

Net internal areas as follows:

Unit 11 134 m² (1,437 sqft)

TERMS

The office units are available For Sale at an asking price of £125,000 plus vat per unit for the leasehold interest.

The property is also available To Let at a rental of £8.50 per sq ft per annum plus vat.

SERVICE CHARGE

Occupiers shall pay a fair proportion of the service charge for maintenance of the Landlord's Estate.

RATING ASSESSMENT

We are advised that the property has been entered into the 1st April 2023 Rating List as:

Ground Floor unit 11	£7,300
First Floor 11	£7,300

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

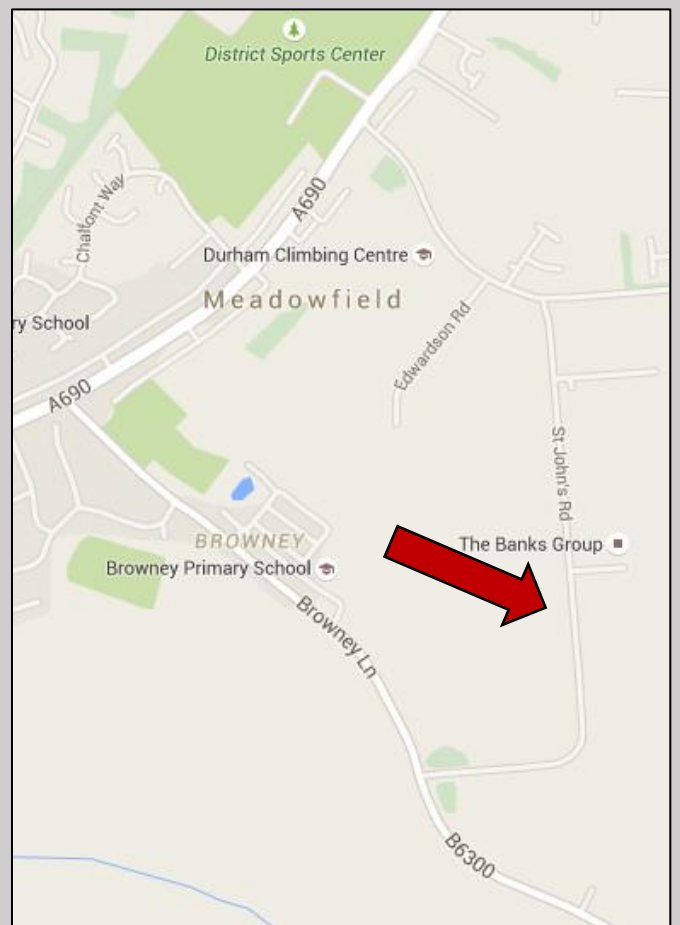
ENERGY PERFORMANCE CERTIFICATE

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

VIEWING

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Email: tim@cpne.co.uk



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