

## UNIT 33A TEES HOUSE, MANDALE BUSINESS PARK, DURHAM, DH1 1TT



**UP TO 6,700SQFT + MEZZANINE POSSIBLE \***

### LOCATION

Belmont Industrial Estate is strategically located within one mile of junction 62 of the A1(M).

Access to the scheme is via the A690, which connects Durham City approximately two miles to the west with Sunderland approximately eight miles to the east, Newcastle City Centre is located approximately 14 miles to the north.

### ACCOMMODATION

The warehouse provides the following approximate net internal areas and dimensions:

Ground Floor	3,358sqft	311.96sqm
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There is potential for a full mezzanine (more details on enquiry). The property also benefits from a rear 'enclosed' yard and electric roller shutter door.

### \* Details on Enquiry

### TERMS

Available by way of an effectively new full repairing and insuring lease with 5 yearly upward only rent reviews.

### RENT

£8psf

### EPC

Attached

### Plans

Available on request

### RATES

Rateable Value	£16,750
UBR (2024/2025)	£ 0.499
Rates payable	£ 8,358

Interested parties should verify this with Durham County Council Business Rates Department (Tel: 03000 260000).

### LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

### VIEWING

Only by appointment through the joint agents, Dresler Smith Ltd & Graham S Hall:-

Contact: David Dresler  
[davidd@dreslersmith.co.uk](mailto:davidd@dreslersmith.co.uk)  
Tel: 0113 245 5599

Graham S Hall  
Contact: Daryl Carr  
[daryl@grahamshall.com](mailto:daryl@grahamshall.com)  
Tel: 0191 7318660

**Date of Particulars: January 2024**

**SUBJECT TO CONTRACT & VACANT  
POSSESSION**

# Energy performance certificate (EPC)

Tees House  
Unit 33A, Mandale Park  
Belmont Industrial Estate  
Durham  
DH1 1TT

Energy rating

**B**

Valid until: **18 April 2032**

Certificate number: **5129-1292-8403-8094-1503**

**Property type**

B8 Storage or Distribution

**Total floor area**

334 square metres

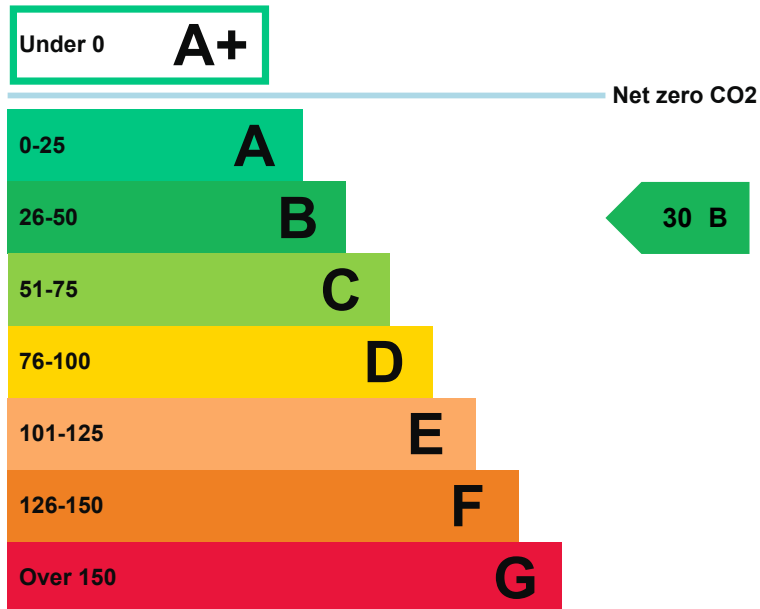
## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## How this property compares to others

Properties similar to this one could have ratings:

**If newly built**

**32 B**



**Promap**  
LANDMARK INFORMATION

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