



TO LET



City Centre Office Suites

22.95 - 159.97 sq m (247 - 1,722 sq ft)

Rent From **£6,500 pax (£542 pcm)**

SUITES 2-6
HARRISON HOUSE
HAWTHORN TERRACE
DURHAM
DH1 4EL

- Rent Inclusive of Utilities (Gas, Electricity & Water), Service Charge & Building Insurance
- Only a 12 Month Commitment
- Excellent Durham City Location, Less than 0.5 Miles from Train & Bus Station
- Private Car Parking Available with Additional Public Parking to Hawthorn Terrace
- Some Suites Can be Combined to Satisfy Larger Size Requirements
- Ideal for Small Businesses, Start-up's or Larger Businesses Requiring a Local Base

LOCATION

Harrison House occupies a convenient city centre location, within easy walking distance of local facilities and amenities provided on North Road which in turn provides access to the market place and Elvet Bridge.

The East Coast Main Line Rail Station and Durham Bus Station are both within comfortable walking distance

DESCRIPTION

The subject property was formally an organ builders workshop which was converted by our client a number of years ago to create attractive office accommodation, arranged over ground, first and second floor.

WC facilities are situated within the ground floor common areas and communal kitchen facilities are located at first floor.

Externally the property benefits from car parking to the rear and a number of spaces are available for the use of Tenants on a first come first served basis. There is also on-street public parking on and around Hawthorne Terrace.

ACCOMMODATION

	sq m	sq ft
Suite 2	37.81	407
Suite 3	37.16	400
Suite 4	31.03	334
Suite 5	31.03	334
Suite 6	22.95	247
TOTAL	159.97	1,722

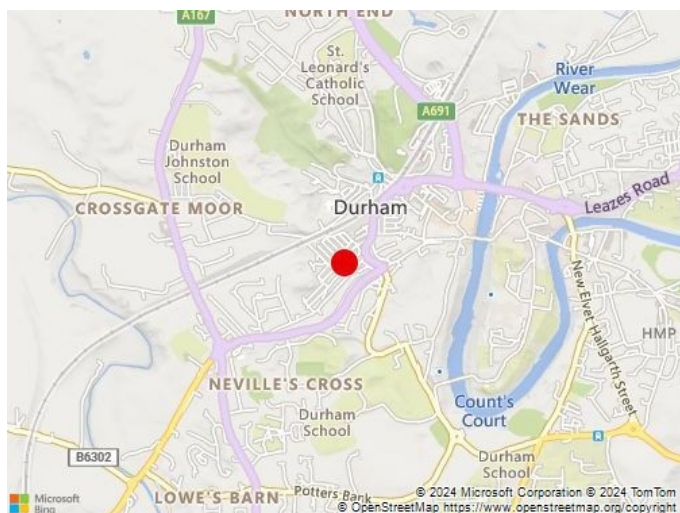
TERMS

The office suites are each available on flexible terms, with a minimum commitment of only 12 months (outside of the LTA 54), making the offices perfect for small businesses and start ups.

Rent includes: utilities (gas, electricity and water), service charge (repair / maintenance of the building and all internal and external common areas) and building insurance.

Rents as follows:

Suite 2: £10,250 pax (£854 pcm)
Suite 3: £10,000 pax (£833 pcm)
Suite 4: £8,500 pax (£708 pcm)
Suite 5: £8,500 pax (£708 pcm)
Suite 6: £6,500 pax (£542 pcm)



BUSINESS RATES

We understand that the property is currently assessed for Business Rates as a single large suite and as such, the suites will need to be reassessed individually. Given the size of the suites and the likely rates (£ per sq m) that will be applied, we imagine that Small Business Rate Relief will be available.

Please note however, 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

EPC Rating C 66.

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: 0191 731 8660

e: 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 or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.

