



# TO LET



## City Centre Offices

67.47 - 153.54 sq m (726 - 1,653 sq ft)

**Rent £10,000 - £22,000 pax**

7 OLD ELVET  
DURHAM CITY  
DH1 3HL

- Prime Business Location
- Would Suit a Variety of Professional Users (i.e. Solicitors, Accountants, Surveyors & Financial Advisors)
- Durham Train & Bus Station within Walking Distance
- DDA Compliant with Passenger Lift
- Private Offices / Meeting Rooms Off Larger General Offices
- On-Street Public Car Parking Immediately in Front of the Property

## LOCATION

Old Elvet is Durham City's main professional area and the recognised estate agency hub, with occupiers including JW Wood, Robinsons, and Downens. It is also home to several of the city's legal firms, being in close proximity to Durham Crown Court and Delta Hotels Durham Royal County Hotel.

The prime shopping district of Market Place, Saddler Street, and Silver Street is within comfortable walking distance, as are the East Coast Main Line Rail Station and Durham Bus Station.

There is on-street parking immediately in front of the property.

## DESCRIPTION

The available office accommodation is situated on the third floor of this attractive three-story building. The first, second, and third floors benefit from their own access off Old Elvet and are DDA compliant, featuring a passenger lift.

The present layout of Suite 1, provides reception with 2no. private offices / meeting rooms and 2no. general offices.

Suite 2 provides 2no. general offices and a staff break out area, which could be repurposed into a private office or meeting space by the Tenant if required.

Our client is willing to Let the floor in whole or part. Additionally, the floor benefits from kitchen and WC facilities.

## ACCOMMODATION

	sq m	sq ft
Suite 1	86.07	926
Suite 2	67.47	726
<b>TOTAL</b>	<b>153.54</b>	<b>1,653</b>

## TERMS

The floor is available in whole or part, by way of a new EFRI lease for a term of years to be agreed, at the following rents:

Suite 1: £12,000 pax  
Suite 2: £10,000 pax  
Total: £22,000 pax



## BUSINESS RATES

We understand that the available accommodation forms part of a larger Business Rate Assessment and as such, will need to be reassessed by the Local Authority, when it is established whether the third floor will be Let in whole or part.

## ENERGY PERFORMANCE

EPC rating 74 C.

## 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](mailto: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](http://www.leasingbusinesspremises.co.uk) or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.

