



TO LET



## Attractive City Centre Offices

171.41 sq m (1,845 sq ft)

**Rent £18,000 pax**

SUITES 7-8 HARRISON HOUSE  
HAWTHORN TERRACE  
DURHAM  
DH1 4EL

- Excellent City Centre Location
- Less than 0.50 Miles from Durham Railway Station & Durham Bus Station
- Mixture of Open Plan Offices & Private Offices / Meeting Rooms
- Allocated Car Parking to Rear & On-Street Public Car Parking
- New 2 Year EFRI Lease Available (Outside of LTA 1954)
- No Business Rates\* or VAT\*\* Payable

## 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.

The second floor has a dedicated kitchen and WC facilities are situated within the ground floor common areas.

Externally the property benefits from car parking to the rear as well as on-street public parking on and around Hawthorne Terrace.

## ACCOMMODATION

	sq m	sq ft
2nd Floor	171.41	1,845
<b>TOTAL</b>	<b>171.41</b>	<b>1,845</b>

## TERMS

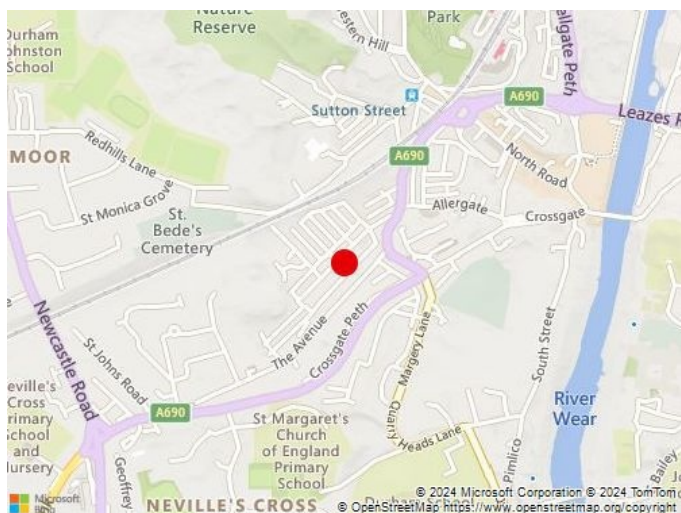
The space is available by way of a new EFRI lease for a term of 2 years (outside of the LTA 1954) at a rent of £18,000 pax.

## BUSINESS RATES

Rateable Value : £9,700

Estimated Rates Payable: £0 (24/25)

\*Our estimates are calculated by applying the appropriate Business Rate Multiplier to the RV and adjusting for Small Business Rate Relief, in cases where the RV indicates that it may be available. Not all properties or '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

\*\*We are advised by our client that VAT is not currently payable on the rent.

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.

