



TO LET



Two-Storey Hybrid Industrial Units

145.67 - 291.33 sq m (1,568 - 3,136 sq ft)

Rent £16,000 - £32,000 pax

UNITS B & C
SPEY HOUSE
MANDALE PARK
BELMONT INDUSTRIAL ESTATE
DURHAM
DH1 1TH

- Ground Floor Warehouse with Fitted First Floor Offices
- Units Can be Let Individually or Combined to Satisfy a Larger Requirement
- Well Positioned on Durham's Most Established Industrial Estate / Business Park
- Strategically Located close to Junction 62 of the A1(M)
- Electric Roller Shutter Door & Glazed Personnel Entrance
- WC & Kitchen Facilities

LOCATION

Situated on the outskirts of Durham City, Mandale Park is part of the larger Belmont Industrial Estate and boasts an excellent location less than one mile from Junction 62 of the A1(M) via the A690. The estate is conveniently positioned 15 miles south of Newcastle upon Tyne and 9 miles southwest of Sunderland. Additionally, a 'Park & Ride' car park is available nearby on the A690.

The estate is strategically placed for easy access to the region's major airports in Newcastle and Durham Tees Valley, as well as the east coast's rail line station at Durham, which provides regular services to London Kings Cross.

Surrounding occupiers include Vertu Motors (BMW/Mini), Pulman Skoda, DPD, Howdens, Rexel, SAS Autoparts, Durham University, Clive Owen LLP, and the Durham & Darlington Fire Service (HQ).

DESCRIPTION

Spey House comprises an estate of eleven two-storey units of traditional brick and block construction, featuring a glazed entrance facade, surmounted by a pitched, tiled roof.

Internally, the units are divided over two levels; the ground floor providing warehouse / workshop accommodation, with a concrete slab floor and access via a 3.4m high electric roller shutter door to the front elevation.

The first floor is fitted to an office specification but Tenants could repurpose if required.

The units were designed with occupier affordability in mind, currently falling below the minimum rates threshold. Heating and lighting are provided by LED fittings and electric panel radiators throughout, resulting in excellent EPC ratings and low running costs.

Each unit includes an accessible WC and kitchen facilities.

Units B and C are currently arranged as two separate units, and could be re-let as such, or combined to provide a double unit of approximately 291.34 sq m (3,136 sq ft).

ACCOMMODATION

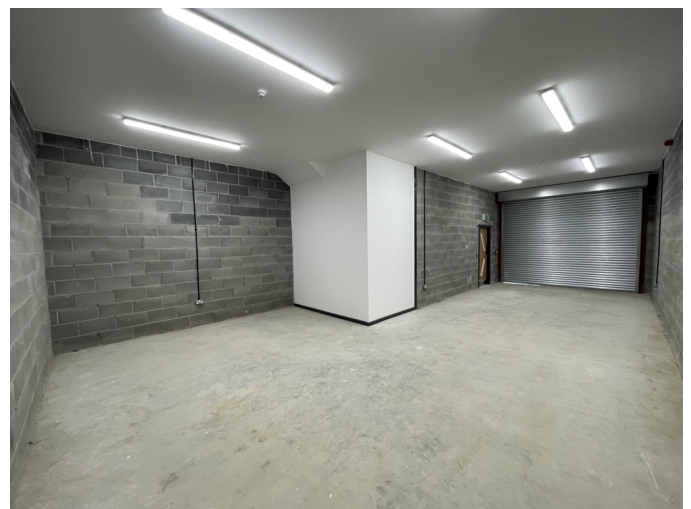
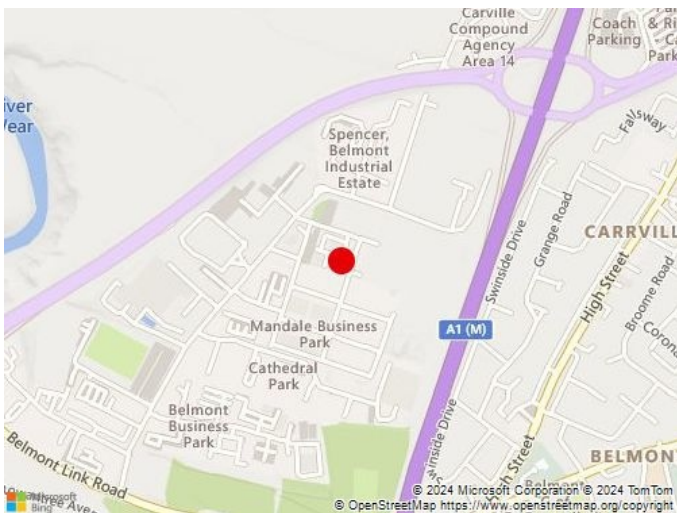
	sq m	sq ft
Unit B		
Ground Floor	76.92	828
First Floor	68.75	740
145.67	1,568	
Unit C		
Ground Floor	76.92	828
First Floor	68.75	740
145.67	1,568	
TOTAL	291.33	3,136

TERMS

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

RENT

£16,000 pax per unit.



BUSINESS RATES

Unit B

Rateable Value (Effective 1st April 2023) - £9,200

Estimated Rates Payable (24/25) - £0

Unit C

Rateable Value (Effective 1st April 2023) - £9,200

Estimated Rates Payable (24/25) - £0

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. We do not expect that Small Business Rate Relief will be available Units B & C are combined to create a larger unit.

Interested parties must confirm the actual rates payable with the Local Authority.

ENERGY PERFORMANCE

EPC rating 33 B

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 Graham S Hall Chartered Surveyors:

Daryl Carr

t: 0191 731 8660

e: daryl@grahamshall.com

Or our Joint Agent:

Dresler Smith

David Dresler

t: 0113 245 5599

e: davidd@dreslersmith.co.uk

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.

