



SCOTTS 1 BOWES OFFICES

Lambton Park, Chester-le-Street, County Durham DH3 4AN



GSC GRAYS

PROPERTY • ESTATES • LAND

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MODERN OFFICE ACCOMODATION IN A
PICTURESQUE PARKLAND SETTING
TOTAL 175.68M² (1,894FT²)

Large open plan office space over two floors

Kitchen area and dedicated accessible WC

Parking available onsite

Access to scenic waymarked paths

Shower facilities and smoking area also available onsite



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Scotts 2, Bowes Offices, Lambton Park

Chester-le-Street DH3 4AN

Tel: 07984 072838

lettings@gscgrays.co.uk

GSCGRAYS.CO.UK



SITUATION AND AMENITIES

GSC Grays is pleased to present for let this high quality office space located in the Tyne and Wear conurbation, situated in the grounds of Lambton Park. A fantastic location combining a beautiful countryside setting with excellent access links to the A1 and A19.

Major hubs of Durham, Newcastle and Sunderland are all only a short 15-minute drive away. Offering an appealing travel time for commuters and the chance to work in an idyllic rural landscape.

DESCRIPTION

Developed from the former traditional farm buildings, the unit has been converted into a purpose-built office space offering an accessible prospect for the modern business occupier.

The conversion has retained elements of the farmstead's original character while providing modern facilities including high speed broadband.

This is an opportunity to occupy a unique office environment that combines period character with modern functionality, ideal for businesses seeking a prestigious setting.

OFFICE SPACE

Extending to approximately 175.68m sq. (1,894ft) NIA of office space in the Scotts building of the Bowes Offices. The two-storey unit offers substantial natural light into the open plan office space through large windows and skylights. The unit includes a dedicated kitchen and toilet facilities in addition to a communal shower facility available onsite nearby.

CAR PARKING

A large communal carpark is located onsite with a dedicated space in close proximity of the unit.

TERMS AND CONDITION

For details of lease lengths please contact the Letting Agents. Rent payments will exclude service costs for heating, electricity, broadband, insurance rent and other charges to maintain the communal areas of the building. These will be payable quarterly based on the area occupied. All office space is available unfurnished.

RENT

£19,300 per annum plus VAT and service charge.

BUSINESS RATES

The tenant will be responsible for all applicable business rates. We understand the current rateable value is £11,750 (effective as of 1st April 2023).

Durham County Council, Telephone: 0300 026 0000.

LEGAL COSTS

The tenant will be required to contribute £750+VAT towards the preparation of the lease. Each party will be required to meet their own advice and legal costs.

INSURANCE

Tenants are responsible for ensuring their own contents.

VIEWING

Viewings are strictly by appointment only by agent of GSC Grays, telephone: 07984 072838, email: lettings@gscgrays.co.uk.

PARTICULARS

Particulars were written in October 2025. Photographs were taken in October 2025.

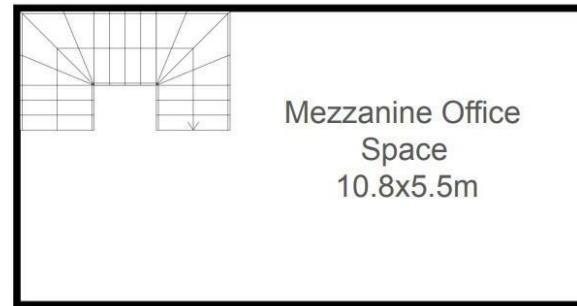
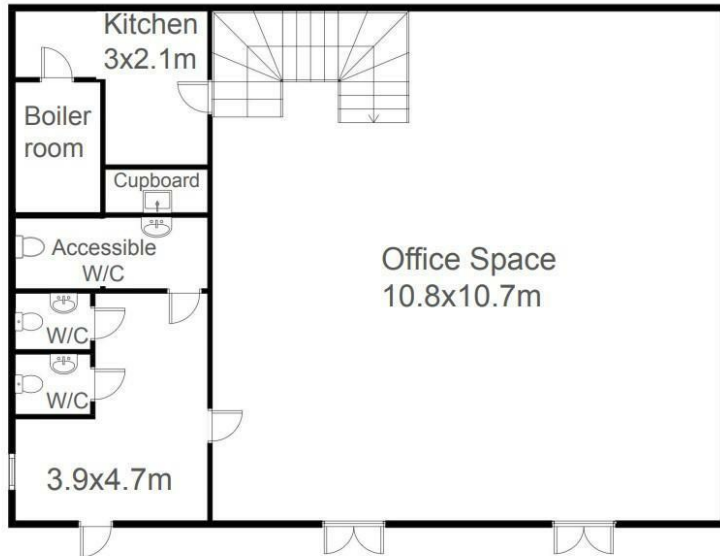
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6. Please discuss with us any aspects that are important to you prior to travelling to the property.

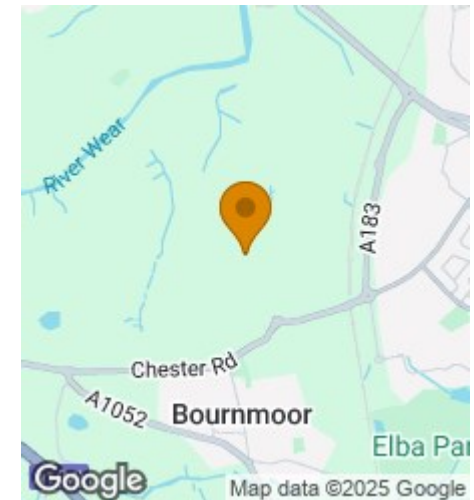


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Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken to any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		59
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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