

ST  
CUTHBERT'S  
HOUSE

CONTEMPORARY OFFICE SPACE AT THE HEART OF DURHAM CITY

# ST CUTHBERT'S HOUSE

**St Cuthbert's will provide a contemporary office scheme at the heart of Durham City Centre and will build on the success of the adjacent FramWell office scheme delivered in 2020 and complement Milburngate.**

The building can provide a self-contained office HQ or a range of smaller suites for occupiers looking for modern accommodation within Durham City Centre.

The building has been designed by Mawson Kerr architects, and will deliver a truly modern building that fits seamlessly with its surroundings and yet provides an internal space that meets the need of modern office demands, focussed on leading design principles of Wellbeing and staff amenity.

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A TRULY MODERN BUILDING

CGI for illustrative purpose only



KEY FACTS

### Globally Recognised Cathedral City

UNESCO World Heritage site



127

trains per day between Newcastle and Durham



6th

in the UK's University's ranking

82nd

in the QS World University Rankings



54%

AB/C1 Demographic

15.6%

of Durham's catchment are fully qualified professionals

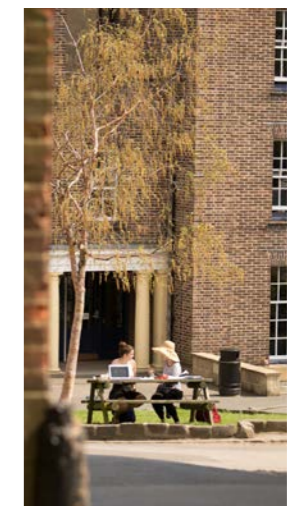


24%

of students from overseas

17,505

students at Durham University



St Cuthbert's House will be **digitally well connected** and will provide **fast and resilient data connectivity** from day one.

The resulting building will appeal to those businesses looking to attract and retain the best talent in Durham.

Access to talent is incredibly strong in Durham with over half a million-people living within a 10-mile radius of Durham City, all able to reach the city efficiently either by rail or road, making use of the city's location on the East Coast Mainline and three park and ride hubs.

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## SPECIFICATION

# ST CUTHBERT'S HOUSE

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Planning Permission has now been granted and construction will take place with completion of the building in late 2023.

The scheme will deliver a brand-new building providing open plan floor plates over ground, upper ground, first and second floors and has been thoughtfully designed to create a single demise, but capable of creating up to four self-contained suites.

The building boasts a spectacular part glazed, part composite clad façade offering floor to ceiling glazed panels to each floor, flooding the office space with natural light.

### The office accommodation provides a full Grade A specification which includes:

- + Air conditioning
- + Floor-to-ceiling height of 2.7m throughout
- + Exposed services
- + LG2 compliant LED lighting with PIA control
- + 100mm full access raised floor
- + Lift
- + Male, Female and accessible toilets on each floor
- + Shower facilities
- + 35 on site car parking spaces\*
- + 24-hour access

\*Subject to planning permission

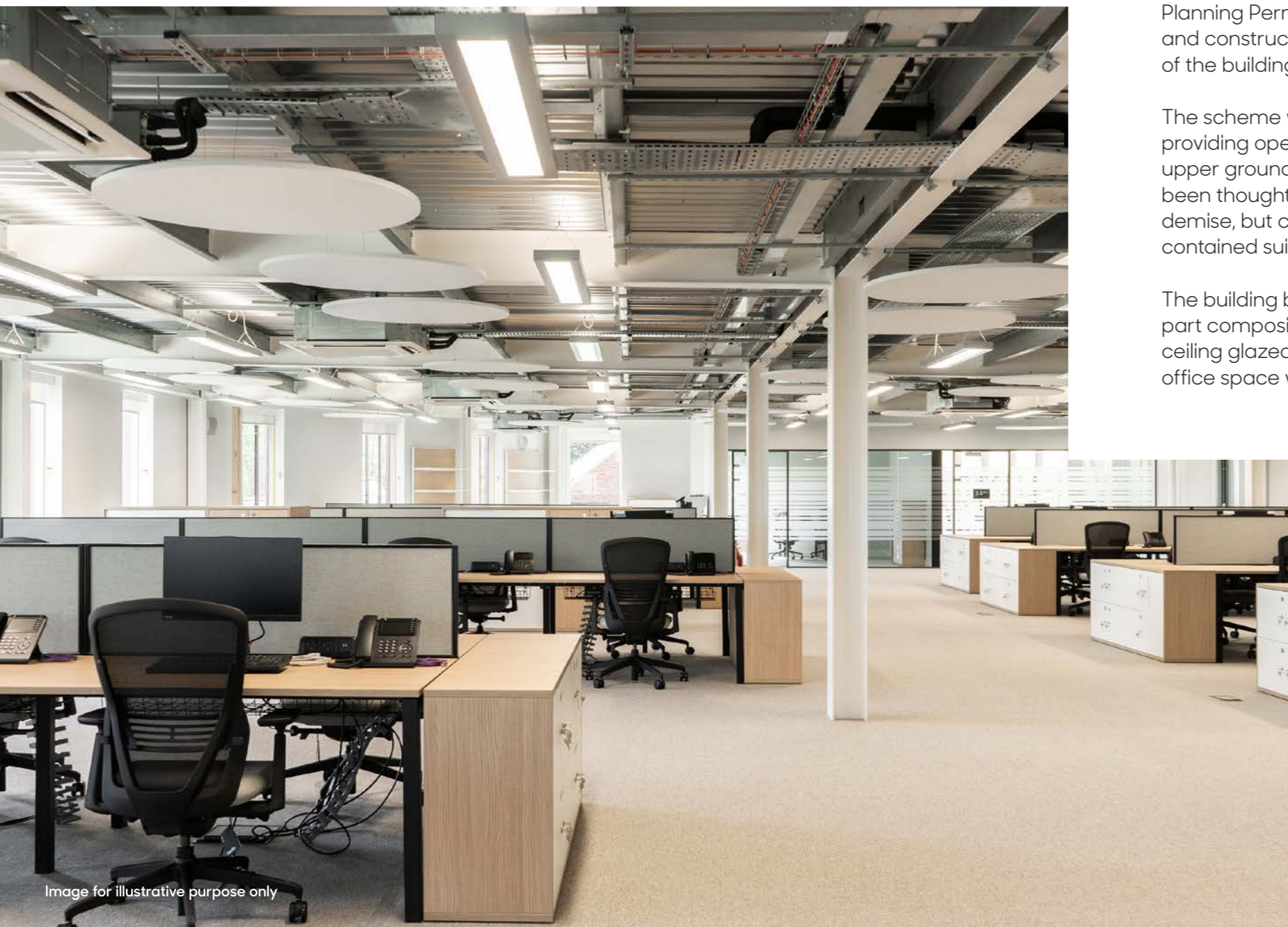
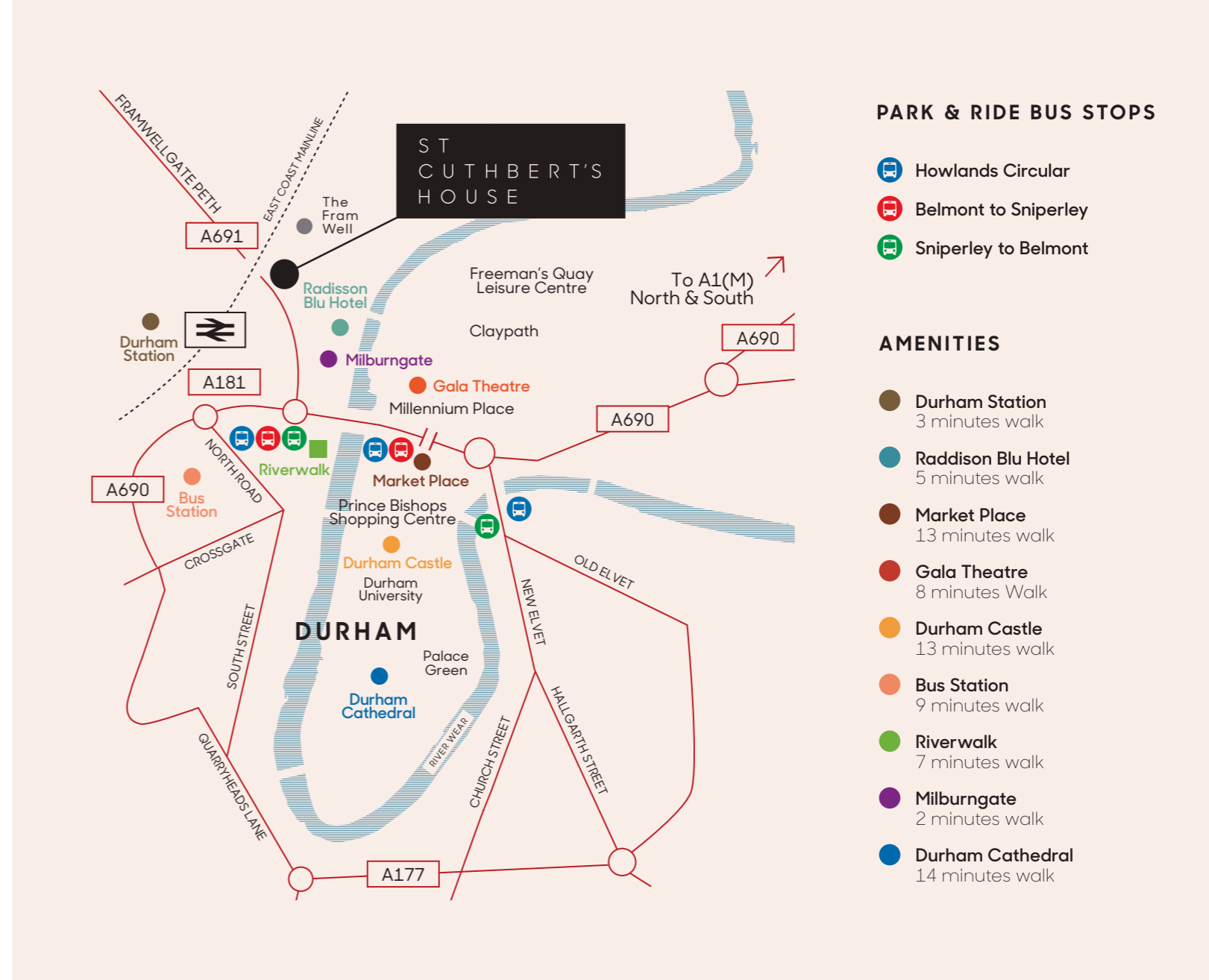


Image for illustrative purpose only

## SITUATION

St Cuthbert's House is situated in a prominent position facing Framwellgate Peth on the edge of Durham City Centre.



MILBURNGATE

The building lies within a 3 min walk of Durham Station to the north west and a few short steps from the new Milburngate development to the south west.

The location gives access to excellent Public Transport links as well as all the amenity offered in this riverside setting, and the wider City Centre.



RIVERWALK

## TRANSPORT LINKS

St Cuthbert's House is well located in Durham City Centre, with excellent connectivity being within a 3 min walk of both Durham Rail Station and the Bus Station. As well as providing 35 dedicated car parking spaces\*, the building is well placed to benefit from Durham's three Park and Ride hubs.

### RAIL

Durham sits at the centre of the North East, with an ease of access that is unrivalled, being **12 minutes by train from Newcastle** to the north and **14 mins to Darlington** in the South, and only **43 minutes from York**.

### ROAD

By Road, Durham sits adjacent to the A1(M), the main spine road through the region, as well as linking the eastern side of the region via the A690 giving access to Sunderland and Teesside.

\*Subject to planning permission

GALA THEATRE



# ST CUTHBERT'S HOUSE

## TERMS

The premises are offered on a new effective Full Repairing and Insuring basis for a term to be agreed.

## RENT

£22.00 per sq ft per annum exclusive of business rates, service charge and all other outgoings.

## BUSINESS RATES

The building will be reassessed for rating purposes upon completion of the works.

Further enquiries should be made to Durham County Council with regards to Business Rates.

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## SERVICE CHARGE

There will be a service charge put in place in the event that the building is let to multiple occupiers. The Service Charge will recover the costs of the landlord's upkeep of the common areas, external structure of the building and landscaping, further details are available upon request.

## EPC

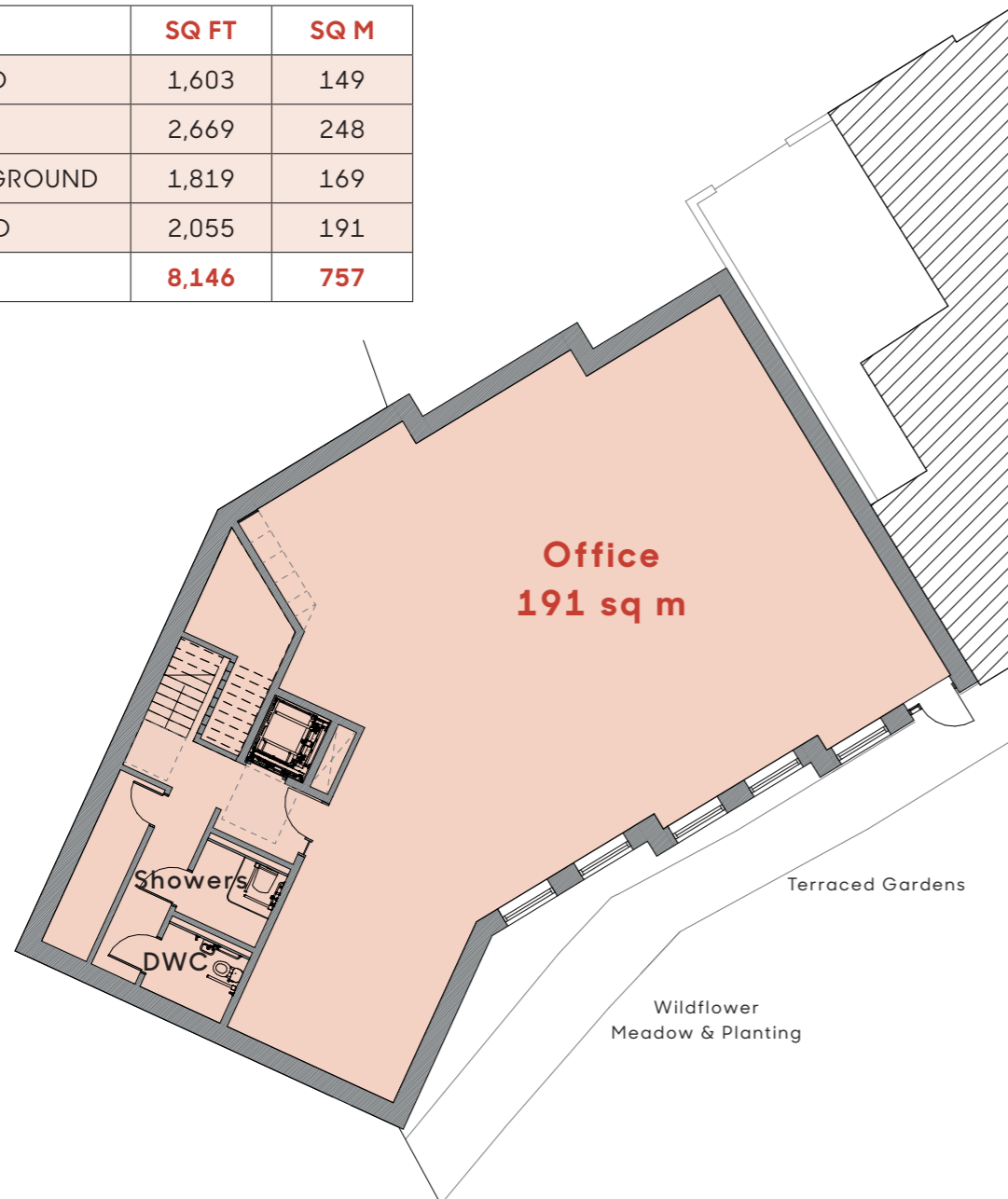
The building will be assessed for EPC purposes upon completion. We anticipate the building achieving a high level of energy efficiency.



## ACCOMMODATION

On completion it will provide the following Net Internal Areas:

FLOOR	SQ FT	SQ M
SECOND	1,603	149
FIRST	2,669	248
UPPER GROUND	1,819	169
GROUND	2,055	191
<b>TOTAL</b>	<b>8,146</b>	<b>757</b>



Ground



Upper Ground

ST  
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HOUSE **GROUND & UPPER GROUND FLOORS**

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ACCOMMODATION



First



Second

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A DEVELOPMENT BY:  
**THE HANRO GROUP**

FOR FURTHER INFORMATION CONTACT:



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