

**REFURBISHED OFFICES
TO LET**

GAVINBLACK
— & PARTNERS —



**GROUND FLOOR, AGE UK HOUSE
BELMONT BUSINESS PARK, DURHAM, DH1 1TW**

Preliminary Details

325.15 M² (3,500 Sq Ft)

CONTACT

Chris Pearson
chris.pearson@gavinblack.co.uk

184 Portland Road, Jesmond, Newcastle upon Tyne, NE2 1DJ (0191) 230 2777

GROUND FLOOR PREMISES, AGE UK HOUSE, BELMONT BUSINESS PARK, DURHAM, DH1 1TW

LOCATION

Belmont Business Park is extremely well located on the outskirts of Durham City on Broomside Lane which is close to Junction 62 of the A1(M) via the A690. Newcastle upon Tyne is 15 miles to the north and Sunderland 9 miles to the north east. There is a 'Park & Ride' car park nearby on the A690.

Belmont is also very well situated for the region's main airports in Newcastle and Durham Tees Valley as well as the east coast's rail line station at Durham offering regular rail services to London Kings Cross.

Belmont is a well-established business park with an Elvet BMW/Mini dealership, Premier Inn and Brewers Fayre.

DESCRIPTION

AGE UK House is a two storey modern purpose built office building. The available suite is on the ground floor and has an approximate floor area of 325.15 m² (3,500 sq ft).

The office suite has the following:

- Comfort Cooling Units.
- Suspended ceilings.
- Carpeting.
- Raised Floors.
- Fully fitted kitchen/staff amenity area.
- Male & Female + Disabled WC Facilities.
- 13 car parking spaces + 1 disabled (1:253 sq ft)

LEASE TERMS

The property is available by way of a new effective full repairing and insuring lease for a term by arrangement.

RENT

The quoting rent is £13 psf per annum exclusive.

RATES

The premises will need to be re-assessed for rating purposes, however based on the current assessment rates payable will be approximately £3.70 psf.

SERVICE CHARGE

The property running costs and estate service charge are to be divided on a 50/50 basis between the ground floor and first floor occupier.

VAT

Vat is not payable on building outgoings.

MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

CODE OF PRACTICE

The landlord accepts the principles of the Code of Practice for Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London, SW1P 3AD, Tel: 0207 695 1535

VIEWING

Strictly by appointment with the Sole Agent.

Chris Pearson, Gavin Black & Partners
184 Portland Road, Jesmond,
Newcastle upon Tyne, NE2 1DJ
Tel: 0191 230 2777
Email: chris.pearson@gavinblack.co.uk