

BEDĒ HOUSE

HIGH QUALITY REFURBISHED
OFFICE SPACE **TO LET**

1,000 to
15,510 sq ft
(92.9 to
1,440.9 sq m)

Bede 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 Cooper BMW/Mini and Pulman Skoda car dealerships, a Premier Inn and Beefeater Restaurant. Other nearby occupiers include Soccerama, Age UK, Howdens, Rexel, Waterstons and Home Group, as well as the recently completed Durham DTC.

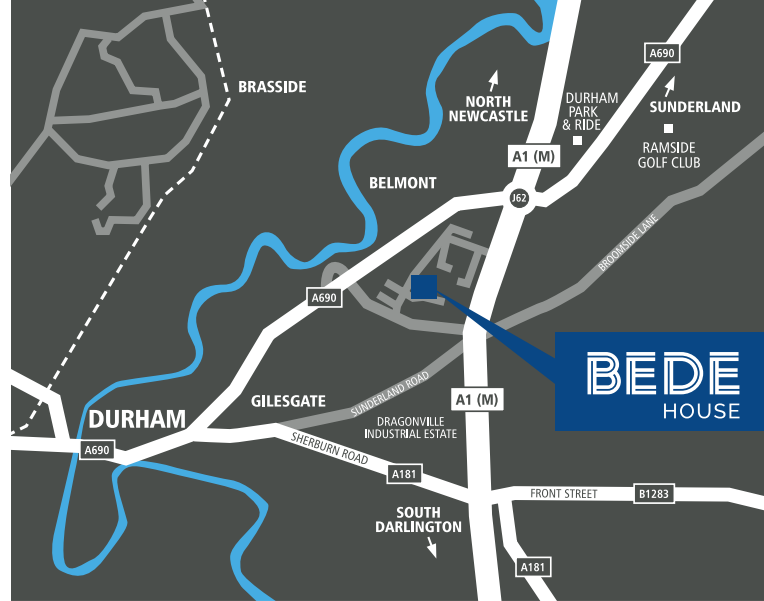
DESCRIPTION

Unit 3 Belmont Business Park is an attractive modern office building completed in 2001 with brick elevations, curved profile metal roof and aluminium double glazed windows.

The first floor east premises have been fully upgraded to a Grade A specification with this refurbishment programme to be carried out potentially throughout the building subject to a tenant's specific requirement.

The premises will therefore benefit from the following specification:

- Upgraded designer led double height reception.
- Comfort cooling.
- Raised floors with new carpeting (not ground floor east).
- Suspended ceilings with LED lighting.
- Male & Female WC accommodation.
- Excellent car parking ratio (up to 60 spaces).





ACCOMMODATION

First Floor North	809.71 sq m	8,716 sq ft
First Floor East	317.25 sq m	3,415 sq ft
Ground Floor East*	313.91 sq m	3,379 sq ft
TOTAL:	1,440.87 sq m	15,510 sq ft

* The ground floor east is potentially available from 1,000 sq ft.

LEASE TERM

The property is available by way of a new lease for a term by arrangement.

RENT

The quoting rent is £13 psf per annum exclusive of business rates, service charge, VAT and all other outgoings.

RATING

According to the Valuation Office Agency website the premises have the following rating assessments:

First Floor North	£63,000
First Floor East	£27,000
Ground Floor East	£24,000

SERVICE CHARGE

A budget will be provided in due course, however we estimate the current service charge to be approximately £4 psf.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Gavin Black & Partners on this basis, and where silent, offers will be deemed net of VAT.



EPC

The first floor east wing has been rated Band C (71). A copy of the EPC is available upon request.

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. Alternatively 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

T: 0207 695 1535 or alternatively for the website:

www.lettingbusinesspremises.co.uk

VIEWING

Strictly by appointment with the Sole Agent:

Chris Pearson

T: 0191 230 2777

M: 0783 432 8678

E: chris@gavinblack.co.uk

GAVINBLACK
— & PARTNERS —

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