

# Property Details

**SUITE 3, BLACKMOOR COURT, FRAMWELLGATE MOOR, DURHAM DH1 5ER  
TO LET  
OFFICE / PROFESSIONAL SERVICES / LEISURE STP**



- **1,287 Sq ft (119.57 sq m)**
- **9 designated car parking spaces**
- **Prominent frontage overlooking busy thoroughfare**
- **Close to University Hospital, New College Durham**
- **Eligible parties to pay no business rates**
- **Excellent road links: A167, A690 & A1(M)**
- **Asking rent £16,500 per annum, exclusive**

**LOCATION**

Blackmoor Court is located in a prominent position, 2 miles to the north of Durham City Centre, within Framwellgate Moor, on the corner of where Durham Moor meets Dryburn Road (B6532).

Situated in front of New College Durham, the property is within close proximity to University Hospital of North Durham and benefits from various retailers and eateries within walking distance.

Transport routes are excellent with A691 and A167 350 metres from the property, linking the office to Durham City Centre to the south and Chester le Street to the north. The A1(M) is located 4 miles to the east via the A690.

**DESCRIPTION**

Single storey self-contained suite, providing office space, ancillary storage, kitchen and WC facilities. The accommodation provides fully carpeted floors, suspended ceilings with inset lighting and three compartment (data, power and telecom) perimeter trunking. The building is fully alarmed.

There is a large car park surrounding the building. The office suite has 9 designated car parking spaces. Additional car parking may be available via negotiation. See agent for further details.

**ACCOMMODATION**

In accordance with the RICS Code of Measuring Practice, the office suite provides the following approximate internal floor areas:

Suite 3: 1,287 sq ft (119.57 sq m)

Floor plan attached for illustrative purposes only.

**USE**

We understand the property was formerly used as Office (B1a) as defined under the Town and Country Planning (Use Classes) Order 1987. Alternative uses may be considered, subject to planning and Landlord's consent. Interested parties are to make their own enquiries prior to entering into a contract.

**LEASE TERMS**

Available by a way of a new effectively full repairing and insuring lease. Length of lease and other terms to be agreed.

**ASKING RENT**

£16,500 per annum, exclusive.

**SERVICE CHARGE**

The tenant shall pay a fair proportion of the service charge for maintenance of the building and common parts. For further information contact the agent.

**LEGAL AND PROFESSIONAL COSTS**

Each party to be responsible for their own legal and professional costs incurred in any transaction.

**VAT**

All prices, premiums, rents and other outgoings are quoted exclusive of VAT at the prevailing rate.

**BUSINESS RATES**

Eligible parties under current government legislation are to pay no business rates.

We understand the property has been entered into the 2017 Rating List as:

Office and premises

Rateable Value: £8,800

Rates payable (2018/19): £4,224 (approx)

Interested parties to make their own enquiries into their eligibility and rates payable, prior to entering into a contract.

**ENERGY PERFORMANCE CERTIFICATE (EPC)**

Rated within Band D (87). A copy of the EPC is available on request.

**AGENTS NOTES**

In accordance with the Code of Leasing Business Premises: England and Wales, alternative lease terms are available. However, any variations may affect level of rent proposed. A copy of the Code can be obtained at [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk) or from the Royal Institution of Chartered Surveyors, Tel: 0207 334 3806.

**VIEWING AND FURTHER INFORMATION**

Strictly by appointment of the sole agents:

Lewis J Smith

Ashley Smith Chartered Surveyors,

Oakmere, Belmont Business Park, Durham DH1 1TW

Tel: 0191 384 2733

Email: [Info@ashleysmith.co.uk](mailto:Info@ashleysmith.co.uk)

October 2018

**PLEASE READ THE FOLLOWING  
SUBJECT TO CONTRACT**

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Ashley Smith Chartered Surveyors in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Ashley Smith Chartered surveyors nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

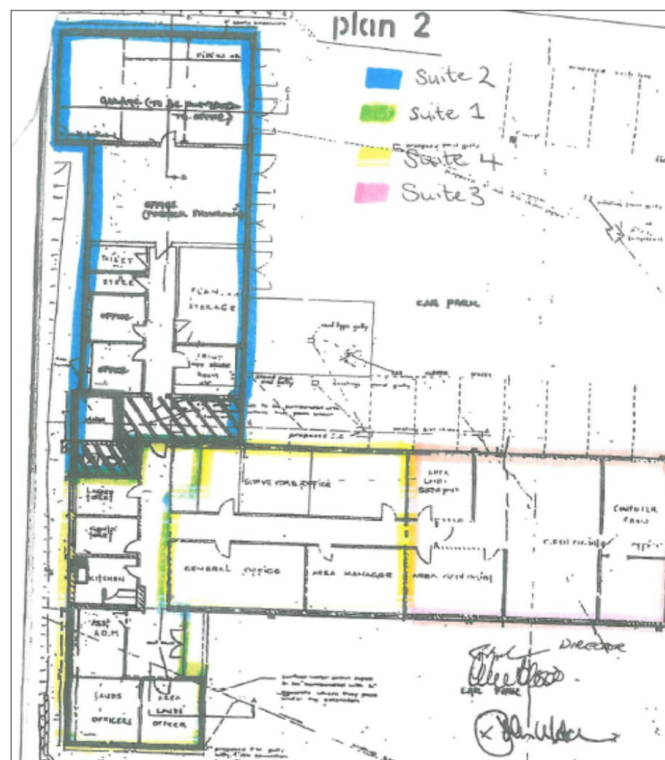
Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

The VAT position relating to the property may change without notice.

The Vendor does not make or give, and neither Ashley Smith Chartered Surveyors nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.

All statements contained in these particulars as to this property are made without responsibility on the part of Ashley Smith Chartered Surveyors.

Suite 3, Blackmoor Court, Framwellgate Moor, Durham DH1 5ER



For illustrative purposes only. Not to scale. Boundaries approximate.







