



Mandale
Group

AVAILABLE NOW
WWW.MANDALE.COM

TO LET

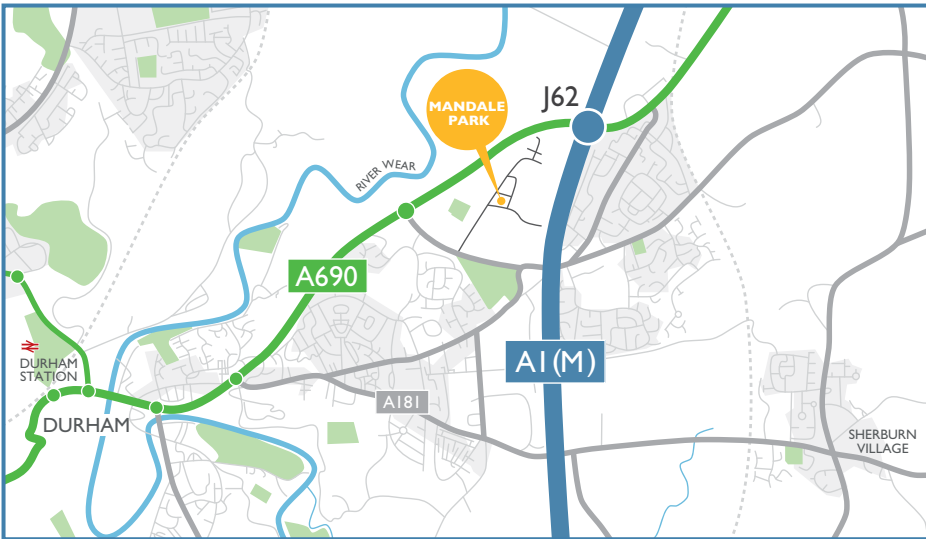
HIGH QUALITY WAREHOUSE UNITS

(WITH SECURED YARDS)

WWW.MANDALE.COM

GOWAN HOUSE, UNIT 24, MANDALE PARK, BELMONT IND EST, DURHAM, DH1 1TH





LOCATION

Mandale Park is strategically located close to Junction 62 of the A1(M) with access off the A690 which connects Durham City approximately two miles to the west, with Sunderland approximately eight miles to the east. Newcastle City Centre is approximately 14 miles to the north.

Mandale Park is a well established commercial area with notable occupiers including Durham and Darlington Fire Service Headquarters, Age UK Durham, BHP Law, Home Group and a number of car dealerships including BMW and Mini.

The estate has excellent links to all parts of the region with East coast mainline railway service to London Kings Cross and Edinburgh available at Durham city train station.

DESCRIPTION

- High quality industrial unit
- Extensive yard area
- Eaves height 7.6m
- Roller shutter H: 4.5m x W: 3.5m
- Bespoke fit-outs available
- Excellent access to A1(M) via Junction 62
- Substantial power supply available
- With Secured Yards

UNIT	SIZE (SQ FT)	RENT PA	STATUS
A	3,287	£19,722	To Let
B	3,287	£19,722	To Let
C-E	10,006	£60,036	To Let
F-I	13,342	£80,052	To Let

CAR PARKING

Extensive on site car parking available.

TENURE

Units are available by way of new full repairing and insuring leases.

VAT

Applicable where required.

VIEWING

CPNE

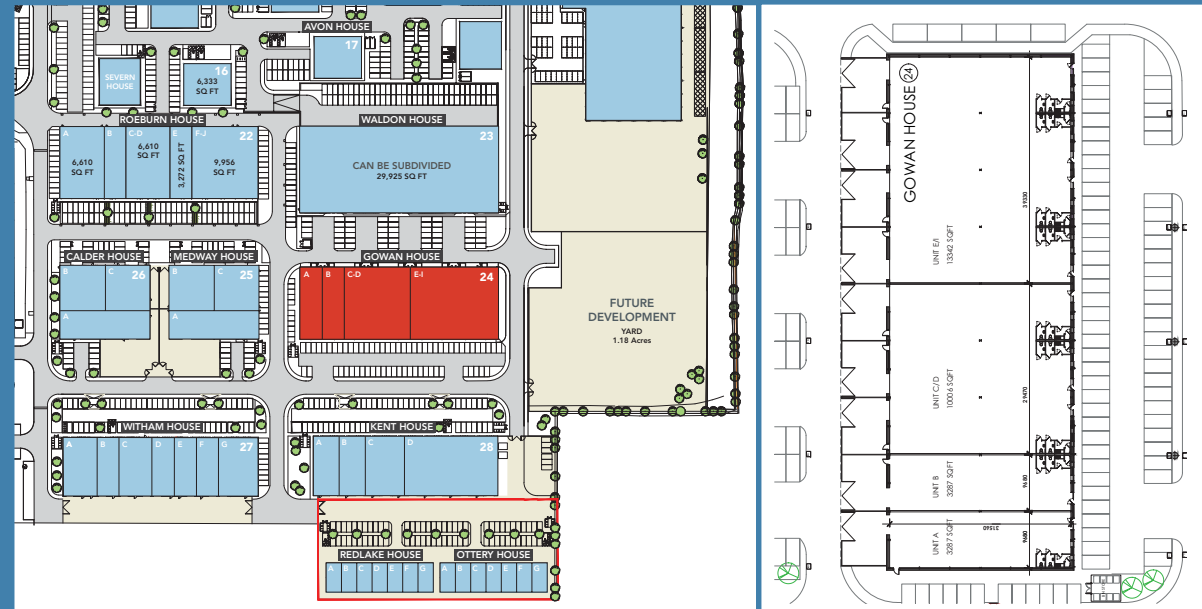
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Mandale

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CONNECT
PROPERTY

01642 602001
www.cpne.co.uk



Graham S Hall
CHARTERED SURVEYORS
0191 731 8660



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