



# For Sale

## Modern Office Building

Skyline Centre  
88 Newbottle Street  
Houghton le Spring  
DH4 4AJ

- Prominent town centre office building
- Constructed 2003
- Totalling **9,863 ft<sup>2</sup> (916 m<sup>2</sup>)** over 3 floors
- 9 car parking spaces to rear
- Well fitted throughout with passenger lift to all floors
- Suitable for redevelopment STP

Also at Portland House  
Belmont Business Park  
Durham DH1 1TW  
Regulated by RICS

### Location

The town of Houghton le Spring is located approximately 7 miles northeast of Durham City and 8 miles southwest of Sunderland. The property is situated at the northern end of Newbottle Street at its junction with Station Road. Newbottle Street is the town's main retail pitch where nearby retailers include B&M, Iceland, Lidl, Savers and Superdrug amongst others.

### Description

The property comprises a modern detached 3 storey office building of steel framed construction with a pitched roof having been constructed and occupied by Gentoo in 2003 as a housing office. The building is arranged over 3 levels plus plant room with ladder access and a passenger lift to all floors and a surfaced car park to the rear for approximately 9 cars. The property is shown on the attached plan for identification purposes only.

### Accommodation

The property briefly comprises as follows:-

	ft2	m2
<b>Ground Floor</b>		
Offices NIA	3685	342.34
<b>First Floor</b>		
Offices NIA	4324	401.70
<b>Lower Ground Floor</b>		
Overall NIA	1854	172.24
<b>Total</b>	<b>9863</b>	<b>916.27</b>
<b>Externally</b>		
Car park to rear – 9 marked bays		

### Tenure

We are advised the property is Freehold under several separate freehold titles.

### Asking Price

Offers in the region of **£525,000 (five hundred and twenty-five thousand pounds)**.

### Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

### Viewing

Contact – **Mario Jaconelli** or **Alexa Reavley**

- mario@lofthouseandpartners.co.uk
- alexa@lofthouseandpartners.co.uk
- **0191 5658844**

### VAT

Figures quoted exclude VAT where chargeable.

### Rateable Value (RV)

The Valuation Office has confirmed the current Rateable Value is **£48,000**. The Uniform Business Rate for the Rates Year 2023/2024 is 51.2p. If necessary, a written request should be made to the Local Authority for confirmation.

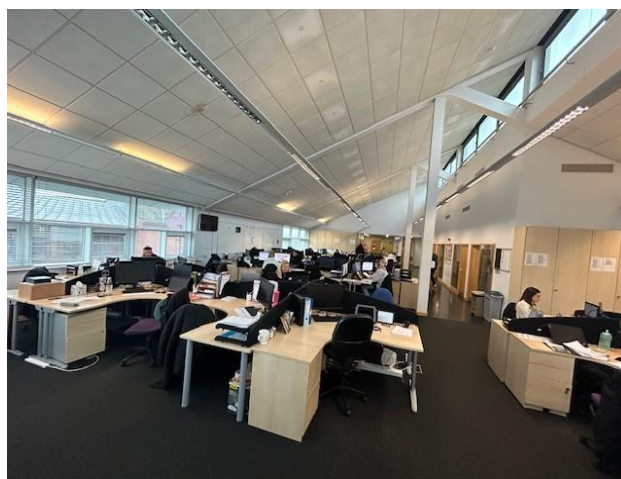
### Money Laundering Regulations

In accordance with Anti –Money Laundering Regulations, the Purchaser/Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

### Disclaimer

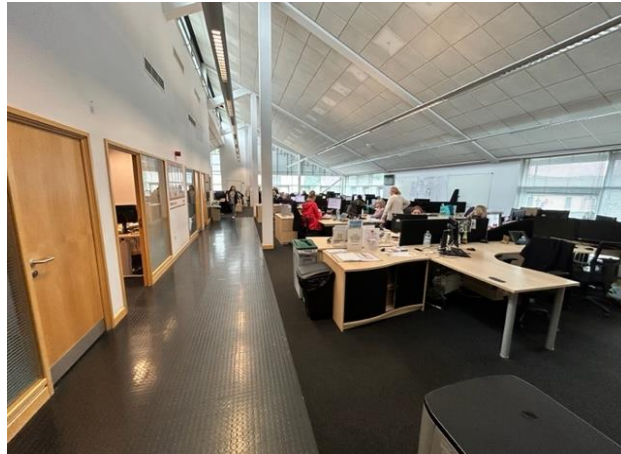
None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

**Ref** C4226 **EPC** Energy Rating 51/C



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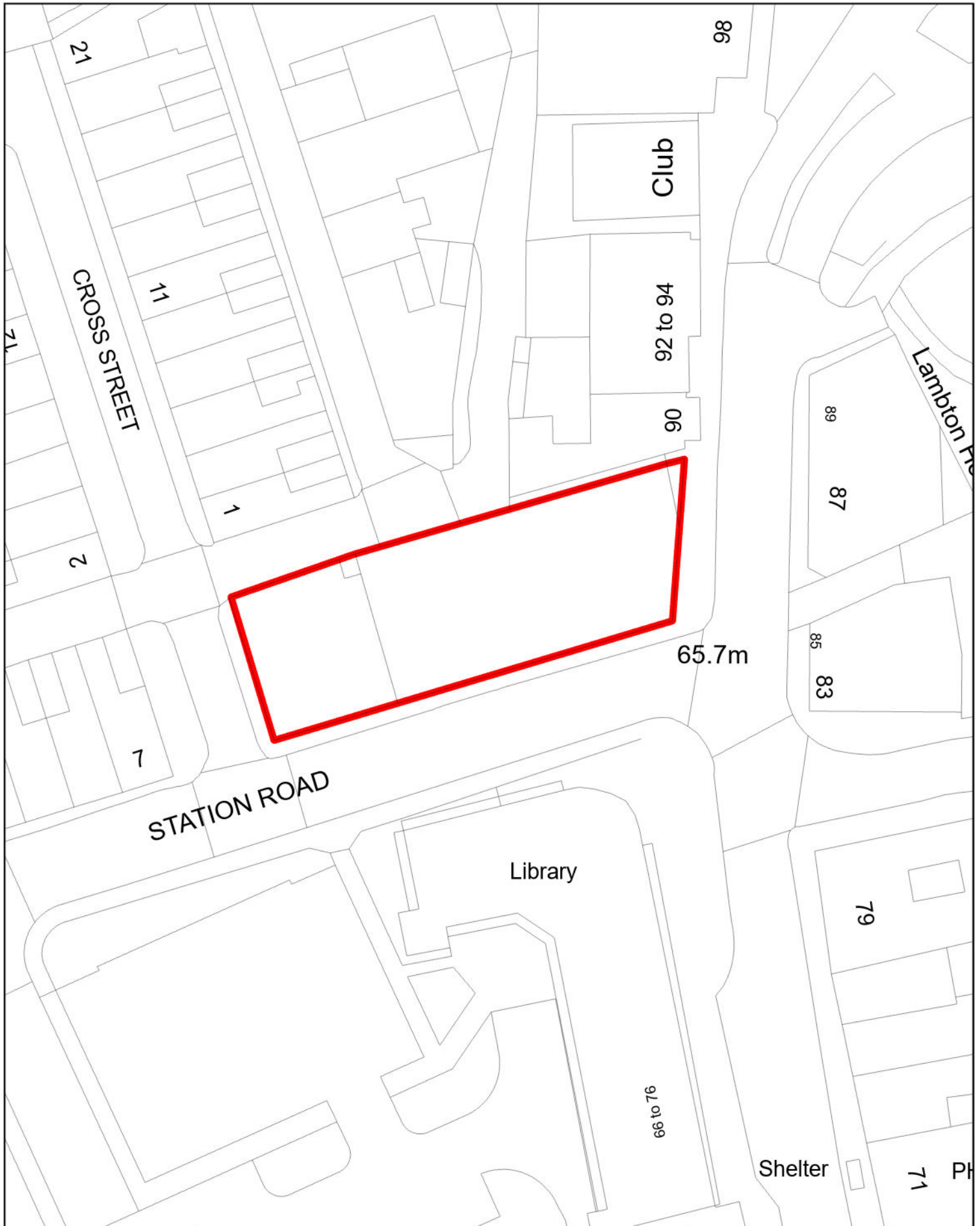
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Map Ref: NZ3350SE

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