

Industrial

# UNIT A - OUSE HOUSE | MANDALE BUSINESS PARK

Belmont Industrial Estate, Durham, DH1 1TH

## UNIT A - OUSE HOUSE | 3,415 SQ FT

Modern industrial space coming soon

Unit A – Ouse House, Mandale Business Park offers flexible industrial space suitable for light industrial, storage, and distribution uses. Located in a premier industrial area within the Belmont Industrial Estate, the unit benefits from 3-phase power, WC facilities, 24-hour access, and extensive on-site car parking. Mandale Business Park is a well-landscaped industrial estate featuring individual yard areas and excellent transport links to the A1(M), making it an ideal location for a wide range of business operations.

Lease Type

New



### Unit Summary

- Electric Roller Shutter Door
- Close to Transport
- Fire Alarm System
- Private Yard
- Well Maintained Estate
- LED Lighting

[View Floor Plans](#)

### Occupational Costs

	Per Annum	Per Sq Ft
Rent	£26,500.00	£7.76
Rates	£8,375.00	£2.45
Maintenance Charge	£3,500.00	£1.02
Insurance	£683.00	£0.20
<b>Total Cost</b>	<b>£39,058.00</b>	<b>£11.44</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

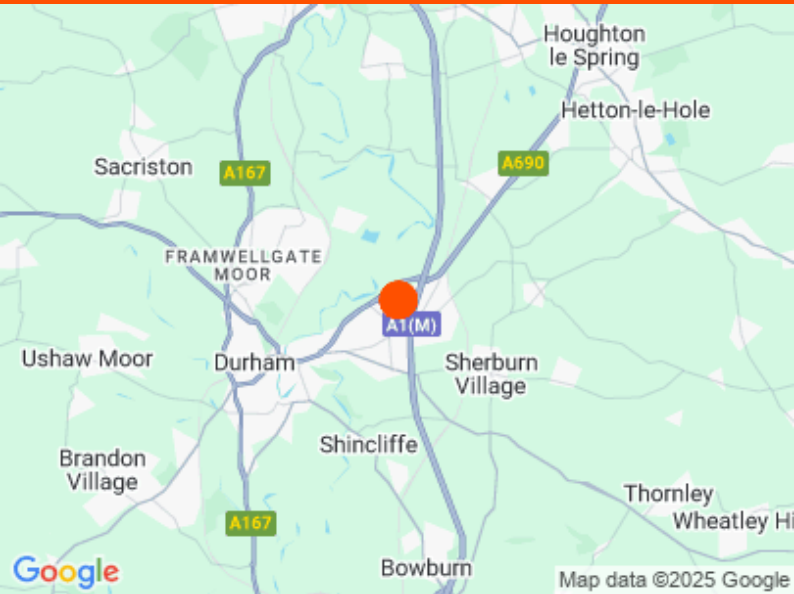
➔ For more info please visit: [unit.info/UIP0102026](http://unit.info/UIP0102026)

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## Location

Mandale Business Park is strategically located at Junction 62 of the A1(M), with access off the A690 which connects Durham City (2 miles to the west) with Sunderland (8 miles to the east). Newcastle City Centre is approximately 14 miles to the north.



Road  
A1: <1 mile



Airport  
Newcastle International: 24 miles



Rail  
Durham: 2 miles

## Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (30)



enquiries@indurent.com  
+44(0) 808 169 7554

www.indurent.com

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## Key Contact



**Carola Parrino**

Customer Engagement Manager

"Carola is our Customer Engagement Manager for our properties in North East of England. Please contact Carola if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Indurent."



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