

Industrial

# Unit 22 F-J - Roeburn House | Mandale Business Park

📍 Belmont Industrial Estate, Durham, DH1 1TH

## Unit 22 F-J - Roeburn House | 10,219 sq ft

Modern Industrial Space coming soon

This modern unit is well suited for a range of business needs, including light industrial, storage, and distribution. The unit benefits from Office accommodation, electric roller shutter door, and car parking to the front. The estate is well landscaped and sits within the larger industrial area of the Belmont Industrial Estate, offering excellent access to the A1 (M).

Lease Type

New



### ✔ Unit Summary

- Office Accommodation
- Electric Roller Shutter Door
- LED Lighting
- 3 Phase Power
- Double Glazed Windows and Doors
- WC facilities

### £ Occupational Costs

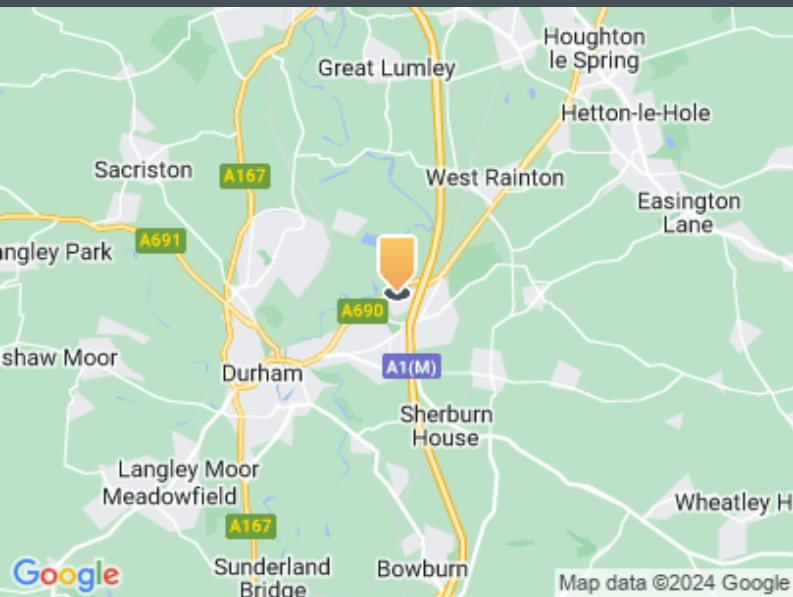
	Per Annum	Per Sq Ft
Rent	£69,300.00	£6.78
Rates	£24,304.50	£2.38
Maintenance Charge	£10,300.00	£1.01
Insurance	£2,043.80	£0.20
<b>Total Cost</b>	<b>£105,948.30</b>	<b>£10.37</b>

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.

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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

Strategically located at Junction 62 of the A1(M), with access off the A690 which connects Durham City (2 miles to the west)



### Airport

Newcastle International Airport is 24 miles away



### Rail

Strategically located at Junction 62 of the A1(M), with access off the A690 which connects Durham City (2 miles to the west)

## 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	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (58)

## 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 Industrials."



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