



# FOR SALE / TO LET

## Modern Business Units

7&8 City West Business Park, St John's Road, Meadowfield, County Durham DH7 8ER

- 2-storey Office Buildings
- Self-contained
- Established Commercial area
- Close to Durham City Centre
- Good Road Links
- For Sale or To Let
- Onsite Car Parking

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## LOCATION / DESCRIPTION

The premises are located off St. John's Road on Meadowfield Industrial Estate, Durham. Meadowfield Industrial Estate is accessed via the A690, which in turn links directly to Durham City approximately 3 miles distant. The A1(M) is approximately 6 miles to the east, Newcastle upon Tyne approximately 22 miles to the north east and Darlington approximately 17 miles to the south.

Durham is located on the main east coast rail line and benefits from direct rail links to Edinburgh, York, Newcastle and London Kings Cross.

The premises provide modern 2-storey accommodation finished to a good specification incorporating floor coverings, decorated walls, suspended ceilings, Cat II lighting, male, female and disabled WCs and dedicated self-contained reception area.

## ACCOMMODATION

Office suites are available of various sizes as follows:

Units 7&8      279 m<sup>2</sup> (3,000 sq ft)

**NB** - Suites can be combined or split to suit specific spatial needs where possible.

## TERMS

The units are available To Let by way of a new full repairing and insuring lease for a term of years to be agreed and a commencing rental of £8.50 per sq ft per annum plus VAT.

Alternatively, the office units are available For Sale at an asking price of £250,000 plus vat.

## RATING ASSESSMENT

We recommend that interested parties contact the Local Planning Authority directly to determine the Rates payable.

## ENERGY PERFORMANCE CERTIFICATE

Instructed and available ASAP.

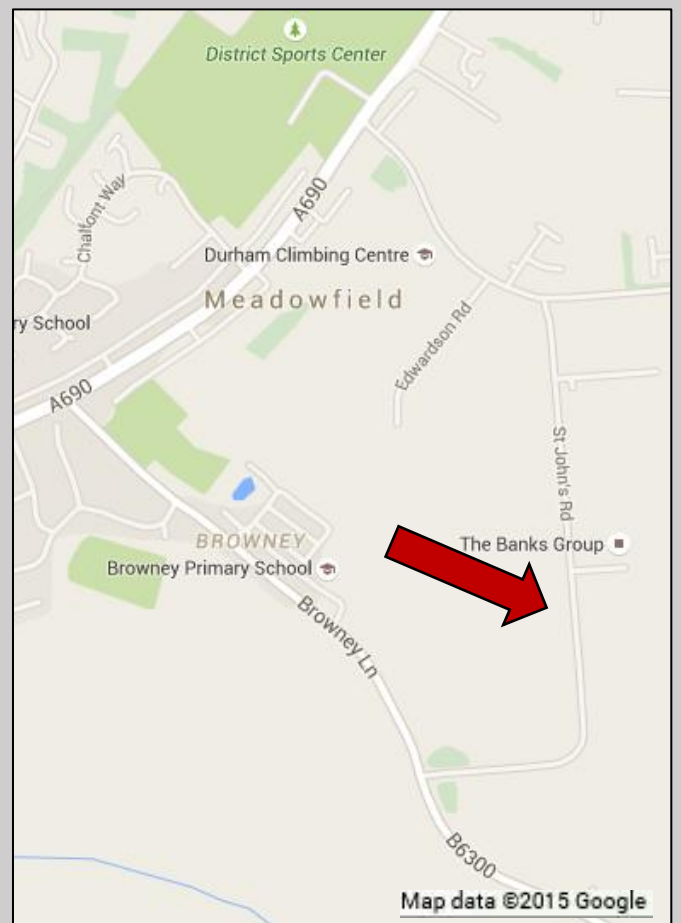
## VIEWING

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